Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes
Board of Commissioners

Monday, November 9, 2020 | **2:00 PM** | **Wake County Justice Center**

Work Session - Meeting Held Remotely

Meeting Called to Order: Chairman Ford.

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

Staff Present: David Ellis, County Manager; Scott Warren, County Attorney; Ken Murphy, Deputy County Attorney; Chris Dillon, Assistant County Manager, Tim Maloney, Planning Development & Inspections Director; Tim Gardiner, Planner III; Sharon Peterson, Long Range Planning Administrator; Joseph Threadcraft, Director of Environmental Services; Michael Orbon, Water Quality Director; Nancy Daly, Environmental Health Manager, Water Resources; Lisa Provencher, Senior Executive Assistant; Michelle Cerett, Executive Assistant; and Portia Johnson, Executive Assistant.

Others Present: Adrienne Cole, President & CEO, Wake County Economic Development; Michael Haley, Executive Director, Wake County Economic Development & Senior Vice President, Greater Raleigh Chamber of Commerce; Ashley Cagle, Assistant Executive Director, Wake County Economic Development & Vice President, Greater Raleigh Chamber of Commerce; Danya Perry, Director of Equitable Development, Wake County Economic Development & Director of Diversity, Equity, & Inclusivity, Greater Raleigh Chamber of Commerce; Leigh Anne King, Director, Clarion Associates; Forrest Westall, Upper Neuse River Basin Association.

1. Agenda

Attachments: 11-09-20 Work Session Agenda.pdf

2. PLANWake Comprehensive Plan

Attachments: PLANWake Presentation 11-09-20.pdf
PLANWake-Final-20-11-3.pdf

Tim Maloney, Wake County Planning Development & Inspections Director, said PlanWake will be released for public review over next few months. He then turned presentation over to Leigh Anne King, Director, Clarion Associates.

Ms. King began presentation with an overview.

Plan Wake context

- Resources budgeted for a "Comprehensive" Plan and update to the Wake County Land Use Plan in 2018.
- Multiple discussions with municipal partners, stakeholders and Wake County departments to determine the right approach for the plan.
- Extensive public engagement to determine community concerns and preferences.
- Result: PLANWake establishes overarching county vision, framework for development and infrastructure decision-making, metrics for tracking outcomes, and guidance for other "tactical plans" to follow.

She shared a chart of the PlanWake process.

She shared Key Comprehensive Plan Questions

What policies do we want to have in place over the next 10-15 years to address the following considerations?

- **250,000** (62*365*10) **to 350,000** (62*365*15) **more people in Wake county (WC)**
- **125,000 to 175,000 more residential units** (2 people per unit)
- **1,000,0000 to 1,400,000 additional trips day** (4 trips per person)
- **25,000 to 35,000 more people living in poverty** (10 percent of total)
- **25,000 to 35,000 more people living just above the poverty level** (10 percent of total)

She shared a chart with Key Community Preferences.

8,800+ surveys, 150,000+ polling inputs & comments, 18+ months of Pre-COVID work resulted in the four preferences listed below:

- Significant change is needed to plan for growth
- Protect open space and natural areas

- Direct growth to towns
- Create walkable environments

She shared PlanWake Review Process

- This document is the hand off from the consultant team to the Ccunty
- Final review and public engagement will be conducted prior to adoption
- Request for Board Of County Commissioners (BOCC): Endorsement for taking Public Review Draft of PLANWake to public for review and comment

Commissioner West asked if the key community preferences included the Wake County values.

Ms. King described stakeholders that are represented. She said when that the first round was performed they made sure to reach out to a representative group from the broad community in order to capture those values. Chairman Ford thanked Commissioner West for questions.

Ms. King shared PlanWake Structure slide.

Ms. King shared the PlanWake Key Components.

Ms. King shared PlanWake Comprehensive Topics

Planwake Comprehensive topics

- Land Use and Development
- Local Economy and Jobs
- Transportation
- Utilities and Infrastructure
- Environmental Stewardship
- Community Services and Facilities

She shared PlanWake Key Vision Outcomes slide and another slide titled Creating Benefits for All which stated that the plan was growing intentionally to make sure costs and benefits are equitable across Wake County."

She shared PlanWake Development Framework Lay Foundation for New Opportunities slide.

Framework/New Opportunities

- **Sustainable growth patterns** that support transit use and reduce traffic congestion

- **Walkable centers** that support development of affordable housing
- **Better access to job centers** from residential areas
- **Better access to transit and affordable housing** that reduces cost burden of lower-income households
- **Complete neighborhoods** that better support telecommuting lifestyle and walkability
- **Better access to parks and green space** to increase health of residents
- **Directing development pressure away from rural areas** that supports expansion of agricultural businesses and rural economy
- **Stronger planning coordination** between county and municipalities

Ms. King shared PlanWake Lays Foundation for More Choices for Residents slide.

Foundation for More Choices for Residents

- **More housing types and price points** to select from
- **More development contexts to reside in** (downtown, walkable centers, complete neighborhoods, protected rural areas)
- **More transportation choices** that connect residents to destinations and education/employment centers
- **More employment choices for lower-income workers** that have better accessibility to training and jobs
- **More ways to connect with people safely** and **more ways to access recreation**

She shared a map of the PlanWake Development Framework.

She shared a map of five key components: Transit Focus, Walkable Center, Community, Community Reserve, and Rural.

She shared PlanWake Development Framework (County Jurisdiction) slide.

Vice-Chair Adamson requested to refer back to the PlanWake Development Framework slide to ask why is the center of Raleigh not considered a "walkable center"? Ms. King said it is a walkable center but, was not included in this study because it is in the next higher group.

Commissioner Calabria commented that he was surprised to see that there are so few walkable center areas within the beltline and asked about broadband availability.

Ms. King discussed types of infrastructure they considered. She discussed broadband access for everyone. she said that goal of the plan is to ensure rural communities are able to thrive.

Chairman Ford asked about slide #20 - gray area/municipal space. Ms. King says the plan has specific recommendations for requests involving the ETJ. Ms. King stated they are identifying places that plan on growing. Ms. King stated the ETJ request process will be easier due to development framework guiding process. She stated the ETJ development is tied to development framework map. Chairman Ford described ETJ as a "political football."

Ms. King shared PlanWake Approach: Performance Metrics slide.

Performance Metrics - reported annually

Countywide

- Increase travel options and reduce car-dependence
- Decrease population experiencing severe housing problems
- Protected open space goal
- Increase household incomes

Development

- Specific Goals for amount of new development in particular areas of the county as specified on the Development Framework Map

Targeted population

- Reduce the percentage of households burdened by the cost of housing and transportation
- Expand access to services for vulnerable populations

Commissioner West made an observation. He stated that the plan is a good benchmark as well as looking at a future direction. He asked if there is anything from this plan that will give us a more accurate picture of where we actually are. Ms. King referred to the Target Population slide.

Commissioner Calabria asked about a broadband metric. Ms. King said it is a definite possibility and they will be reviewing the metrics and adding some new categories.

Ms. King shared final pieces of the plan:

High Level Policies

- Urban Service Area (USA) Agreements
- Extraterritorial Jurisdiction (ETJ)
- Water Supply Watersheds (WSWS)
- Facilitating Municipal Development (MTS)
- Area Land Use Plans
- Activity Centers

Ms. King shared Important Implementation and next steps slides.

Important Implementation

- County UDO Updates
- Update Area Plans (include new tools tied to vision outcomes)
- Strengthen tools to foster rural economies
- Tracking and reporting of performance metric. Ms. King paused for questions. Shared the PlanWake in Progress slide.

Next Steps

- County UDO Updates
- Update Area Plans (include new tools tied to vision outcomes)
- Strengthen tools to foster rural economies
- Tracking and reporting of performance metrics

Ms. King shared Public Review & Comment Approach

Public Review & Comment Approach

- Virtual tools used to describe the plan and collect feedback
    - PLANWake video
    - Online survey & interactive map
    - Paper copies made available to those with limited internet access
- Outreach
    - Targeted mailing / emailing to project list, including hard-to-reach
    - Virtual stakeholder meetings
    - Project website, County eblasts, social media channels

Ms. King discussed upcoming meetings.

Working Project Schedule

- PLANWake Public Review Draft: Nov. 2020
- Public Release and Comment: Nov. 2020 - Jan. 2021
- Consider Approval: Jan. / Feb. 2021

Ms. King shared last slide: BOCC Request.

BOCC request to:

- Endorse the public review draft of PLANWake as ready for sharing with residents; and
- Direct the Project Team to gather public input on the draft plan

Chairman Ford thanked Ms. King for her presentation.

Vice-Chair Adamson asked whether publications for PLANWake will be printed in different languages. Ms. King confirmed they will be.

Commissioner Hutchinson thanked Ms. King for her presentation. He feels this is a model for the country.

Commissioner Calabria made two comments: 1) wants us to keep sight of broadband access, and suggested that municipal partners are all doing what we need to do. 2) he said Mr. Maloney will need to provide guidance as they move forward and monitor that areas see the bigger picture of the ongoing process.

Commissioner Calabria also asked about stakeholders who are engaged. Are there any realtors? Mr. Maloney stated that realtors are included.

Commissioner Evans thanked Commissioner Calabria for mentioning internet/broadband access to rural areas. She hopes this plan will lead to healthy discussions with the municipalities. She thanked staff and Ms. King for the presentation. Commissioner Evans stated that she's ready to move forward with the plan.

Commissioner West reinforced that this is an excellent document. He stated that one thing is missing - the emphasis on urban farming. He asked if this urban framework offers opportunity to put emphasis on the rural and urban divide. There was no response given to this question.

3. Wake County Economic Development Update

Attachments: County Commissioners Work Session_WCED udpate_11.9.2020.pdf

Chairman Ford introduced Chris Dillon, Assistant County Manager, for the Wake County Economic Development presentation, and Ms. Adrienne Cole, President & CEO, Wake County Economic Development.

Ms. Cole turned presentation over to Mr. Michael Haley, Executive Director, Wake County Economic Development. Mr. Haley stated he would provide

a brief update on what the chamber have worked on for the last few months.

Mr. Haley shared Covid- 9 Communications slide and the Activity Overview.

Activity Overview

- Focused on three key elements: Response, Recovery & Support
- Hosted or supported several events to support small businesses impacted by pandemic
- Deployed existing industry survey
- Conducted daily virtual job fairs
- Shared info with municipalities
- Supported WakeForward
- SSC calls
- Created the Recovery Taskforce (Chris is a member and provides an update at each meeting) and Plan
- Regional Marketing campaign
- Implementing our economic development strategic plan

Mr. Haley discussed the regional skills survey which was launched on March 13, 2000. Mr. Haley stated they had over 700 responses to the survey. Mr. Haley discussed programs they have continued to host during the pandemic

Mr. Haley stated they have created a recovery task force. He stated that Mr. Dillon serves on this task force and shares a report requlary.

He spoke about Site Selections Consultants.

Ms. Ashley Cagle, Assistant Executive Director, Wake County Economic Development, shared Project Activity slide.

Ms. Cagle stated we continue to receive projects throughout this pandemic and have seen a relatively healthy project pipeline.

41 Active Projects
8,672 Potential Jobs
1.7 B Potential Investment

Recent Project Announcements include:

- Bandwidth Expansion
- Hansae

Ms. Cagle stated that there are about 41 active projects and that this number was higher pre Covid. They are well within the range of projects they usually have. They usually see project slowdowns around presidential election years, but did not this year.

Commissioner Calabria thanked members of Wake County Economic Development. He asked what the board can do to maintain projects. Ms. Cagle stated every project is a reflection of how quickly things are changing; we have some real competitors. It's difficult to point to why we may lose a project. There are many variables and a continuing challenge to get ahead of the objections.

Ms. Cagle stated that they have a lot of ammunition; we are in a great position to give companies a ease of mind of where they want to do business. Mr. Haley stated that communities need to have the right policies in place, that we have to be smart about our growth, we have to maintain collaboration with the 12 municipalities and we have to stay aggressive.

Commissioner Holmes stated the economic development team are phenomenal! "When we see them we know they are bringing good news." Commissioner Holmes stated the team from the chamber are so responsive to the board. They will play such a key part in making sure businesses survive; that they will recover and thrive. Commissioner Holmes stated she will always be a fan of the Economic Development group.

Commissioner Hutchinson referred to them as the "A Team." He stated how people come to this area due to the great quality of life. Ms. Cagle stated that Wake County is a winner when it comes to talent. Our growth is going to be accelerating due to post Covid. People will look for better cost of living and education.

Commissioner West made an observation about innovation with the Greater Raleigh Chamber.

Vice-Chair Adamson thanked the Economic Development team for their presentation. She stated that it gives her hope to see that we are growing our community.

Ms. Cagle stated how valuable Mr. Dillon is to their organization.

Mr. Danya Perry, Director of Equitable Development, shared that NC State is the magnet. Mr. Perry shared the RTI Blueprint Study.

He shared the Driving Equitable & Inclusive Economic Development slide.

Driving Equitable & Inclusive Economic Development
WCED and Raleigh Chamber have worked closely with Wake County Commissioners on the shared goal for a more equitable and inclusive community.

- Vulnerable Communities Map
- RTI Best Practices Study
- Hired first Equitable Economic Development position
- Targeted Growth Area Incentives
- Triangle Diversity, Equity and Inclusivity (DEI) Alliance
- Vulnerable Communities Committee of Live Well Wake Work

Mr. Perry stated in 2016 the Chamber solicited RTI to create the blueprint for a 10 year plan to eliminate systemic rascism.

Mr. Perry stated that they executed a business development grant which helped expand into a greater area within the county. Mr. Perry serves as the Live Well Wake Work Co-Chair for the Vulnerable Communities Committee.

Mr. Perry shared the Proposal slide.

Mr. Perry stated that the culminating efforts of equitable economic development and inclusive prosperity continues to evolve. This work, combined with a growing public desire to address root causes of racial disparities, has led us to an opportunity to convene a public-private initiative.

To continue to advance the work of inclusive prosperity and address systemic racism, RTI was solicited to create a Blueprint to set the foundation for a dynamic 10-year strategy.

- The Blueprint will build off existing research and recent community planning efforts that effectively capture the needs and priorities in Wake County.
- This effort will help transition this information into an action-oriented Blueprint.
- An online, publicly available dashboard to help track progress toward the longer-term goal of ending systemic racism will accompany the Blueprint.

Partners to date: Wake County, Triangle DEI Alliance, Duke Energy Foundation, Raleigh Chamber, WCED, City of Raleigh

Mr. Perry talked about a 10-year strategy:

Education; Criminal Justice and Health are pillars of the strategy.

Mr. Perry discussed the work with Duke Energy, City of Raleigh and the local NAACP. He stated they have received a $113,000.00 proposal from RTI.

Mr. Perry asked if there were questions. Ms. Adrienne Cole stated that the $113,000.00 is for a 9 month plan. She said that they also received $25,000 from Duke Energy Foundation which was an early gift toward the effort and they are working with other private entities to add to the plan.

Chairman Ford called for questions.

Commissioner Holmes challenged Wake Economic Development to work with non-traditional partners on the criminal justice reform. Commissioner Holmes stated that there is a world of good they can do in that regard. Ms. Cole thanked Commissioner Holmes. Ms. Cole stated that they will need a lot of partners and she has taken notes on suggestions made today. Ms. Cole called on Mr. Perry who stated there will be a lot of things that need to be done and figured out in terms of ways to best help the community going forward.

Commissioner Hutchinson stated that he looks forward to helping in anyway he can to be of support.

Commissioner Calabria supports the efforts; stated he is glad they are leading the way on this. Commissioner Calabria also stated that Wake County still has 120,000 people living in poverty, he asked what is being observed in relation to that.

Mr. Haley said that Commissioner Calabria's comment highlighted a very important aspect of the study and completely agrees that being mindful of those poverty levels is very important.

Ms. Cole discussed breaking down barriers. She stated that Wake County has so much going for it, but that does not include everyone in the county.

Ms. Cagle spoke about organizations only requiring a high school diploma for employment with starting salaries of $40,000. Companies are being more inclusive in expanding their networks.

Commissioner Evans stated how she is excited about the study. She is happy to be a part of Wake County.

Vice-Chair Adamson stated she is excited about this and is all in.

Chairman Ford asked if anyone would like to weigh in on the $113,000, that RTI has committed. Mr. Dillon commented that they are continuing to work with this and will be bringing more information forward in the future.

Chairman Ford called on Mr. David Ellis, County Manager. He stated this is going to be some of the most important work over the next two years. He commended Ms. Cole and her team.

Commissioner West spoke about the issues around education and social disparities. He stated that Wake County needs to institute change that will stick. "Charity begins at home," and he emphasized that we have to create a seamless relationship with the groups that Mr. Perry spoke about to make this more successful.

Chairman Ford said Economic Development has everyone's best interest.

Ms. Cole thanked the board. Chairman Ford stated it has been a pleasure working with Wake County Economic Development.

Chairman Ford called for 10 -minute break.

Meeting went into Recess

Meeting Reconvened

4. Update on the Upper Neuse River Basin Alliance

Attachments: UNRBA Update Presentation 11-09-20 v7.pdf

Ms. Nancy Daly, Wake County Environmental Health Manager, Water Resources, opened up discussion on the Upper Neuse River Basin Alliance (UNRBA).

Ms. Daly stated that Commissioner Hutchinson serves on the Upper Neuse River Basin Association.

She shared slide with a map showing the areas involved in the UNRBA.

She shared the Falls Lake Regulatory Requirements

Falls Lake Regulatory Requirements

- Address impairment related to excess nutrients
- Attain and maintain water quality standards
- Protect designated uses: water supply, fish and wildlife, recreation

Stage 1
Meet water quality standards in Lower Falls Lake
Water quality improvement in Upper Falls Lake
Prevent nutrient loading increases from new development; exiting development offsets

Stage 2
Meet water quality standards in Upper and Lower Falls Lake

She shared the Upper Neuse River Basin Association (UNRBA) slide
Upper Neuse River Basin Association (UNRBA)
One Voice with NCDEQ
Collaboration on water quality improvements and Falls Lake Rules
4+ years of water quality monitoring for Rule Re-examination

Water quality improvements to date:

- Wastewater treatment plant retrofits
- Implement stormwater rules for new development
- Reductions in agricultural nutrient contributions

Ms. Daly stated that Wake County has been a member of the UNRBA since 2011.

She shared the NC Collaboratory Study.

Falls Lake Study slides:

- Initiated 2020
- Final Report 2023

Nutrient load slide
Falls Lake Rules slide with pictures
Fall Lake Rules-Compliance maps

She shared that this study was conducted in December 2019. The Falls Lake Study was initiated to 2020.

Ms. Daly shared the Falls Lake Rules-Nutrient Loads slide.

She shared the Falls Lake Rules - Nutrient Offset Project Examples slide.

She shared the Falls Lake Rules-Compliance slide.

Ms. Daly shared the Stage 1 Compliance Alternatives slide

Stage 1 Compliance Alternatives
Existing Stage 1 Rules
Independent Compliance
County and NCDWR negotiate compliance (2020-2021)
County track nutrient pounds reduced
Limited project types restricted to County jurisdiction
Estimated Offset Cost ~ $1,000,000*
Estimated Membership Dues~$370,000.00
Staff time and resources
*Estimated cost based upon ILF fees for 30-year nutrient graph.

She shared a Joint Compliance Funding Options.

Alternative Approach (IAIA)
Joint Compliance
Stage 1 Compliance met (2019)
County tracks water quality investment dollars
Flexibility in project type and location
Estimated Offset Cost ~ $460,000**
Estimated Membership Dues~$370,000
Staff time and resources
**Estimated cost bases upon $92,000 actual water quality investment and administration cost for 5 years
Chairman Ford asked if there were any questions. There were none.

Ms. Daly shared the Stage 1 Compliance Alternatives slide.

Stage 1 Compliance Alternatives
Independent Compliance "Go It Alone"
NCDEQ approves offset requirements, limited project opportunities, higher cost
Wake County responsible for developing program and funding projects independently
Joint Compliance - IAIA
Collaborative approach, address nutrient sources, project flexibility, reduced cost
Independent and collaborative project funding options available
Non-Compliance
State imposed enforcement measures: civil penalties, criminal penalties, injunctive relief

She shared staff recommendation slide.

Staff Recommendation - Interim Alternative Implementation Approach (IAIA)
Greatest water quality opportunity
Increased project flexibility
Avoids extensive negotiations with NCDEQ
Opportunities to build upon existing programs
Lower cost and greater Return on Investment
PlanWake alignment: Protecting natural areas, lakes and rivers voted #2 in community surveys
Supports BOC goals: Water Quality and Quantity, One Water

Ms. Daly shared an Estimated Annual Expenditures graph.

She shared next steps slide with timelines.

Ms. Daly stated the water Partnership would like to bring this topic before the board at the November 16, 2020 meeting for approval.

Chairman Ford thanked Ms. Daly for the report.

Commissioner Hutchinson stated that what we're talking about is clean water and how to keep it clean around the Falls Lake reservoir and that these are state mandates. It will be better in terms of water quality and saving money.

Forrest Westall, Executive Director, Upper Neuse River Basin (UNRBA), thanked Ms. Daly for her report. He explained the reason for the proposal. Mr. Westall stated members have spent over $3 million on this effort.

Vice-Chair Adamson asked what partners bring into this collaborative effort. Ms. Daly stated that all partners combined are contributing around $1.5 million and the structure of that comes from membership dues. Approxiately $90,000 for Wake County. Durham County and other upstream partners would contribute more.

Commissioner Hutchinson stated that the system works when we all keep the water clean.

Commissioner Evans stated how she supports the joint compliance approach to keeping Falls Lake clean.

Chairman Ford stated he appreciates the 100 hours or longer that went into this presentation.

Ms. Daly thanked everyone for their time today. Chairman Ford thanked

everyone and adjourned the meeting.

Adjourn

Chairman Ford adjourned the meeting at 4:52 p.m.

Respectfully submitted,

Portia J. Johnson
Executive Assistant
Wake County Board of Commissioners