



# Wake County

301 South McDowell Street  
Raleigh, NC

## Meeting Minutes Board of Commissioners

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Monday, January 11, 2021

2:00 PM

Wake County Justice Center

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### Work Session - Meeting Held Remotely

#### Work Session Meeting Materials

**Present:** 7 - Chair Matt Calabria, Vice-Chair Vickie Adamson, Commissioner Susan Evans, Commissioner Sig Hutchinson, Commissioner Shinica Thomas, Commissioner James West, and Commissioner Maria Cervania

Staff Present: David Ellis, County Manager; Scott Warren, County Attorney; Ben Canada, Assistant to the County Manager; John Roberson, Solid Waste Management Director; David Harris, Homeless & Prevention Services Division Director; Duggie Johnson, Veterans Services Director; Sharon Peterson, Long Range Planner; Frank Cope, Community Services Director; Lorena McDowell, Director of Affordable Housing and Community Revitalization; and Michelle Cerett, Executive Assistant.

Others Present: Travis Hitchcock, GFL Industries; George Metcalf, GFL Industries; Bob Dick, SCS Engineering; Randy Harrington, Holly Springs Town Manager; Dick Sears; Holly Springs Mayor, Shaun McGrath; Holly Springs Councilman, Christine Kelly, Holly Springs Councilwoman; Richard Spearson, President of Veterans Council; and Bonner Gaylord, Kane Realty;

#### Meeting Called to Order: Chair Matt Calabria

Chair Calabria called the Work Session to order and welcomed everyone. He shared the agenda for today's meeting. He welcomed Mr. John Roberson, Solid Waste Management Director, to present the first item.

1. Agenda

**Attachments:** [Agenda January 11 Work Session V2 Final.pdf](#)

2. South Wake Landfill Odor Management and Control Plan

**Attachments:**    [South Wake Landfill Update Presentation 1-11-21.pdf](#)  
[SWLF OMCP 09-08-20 FINAL including Appendix I.pdf](#)  
[Final App I OMCP Initiatives Metrics Timeline 11-18-20.pdf](#)

Mr. Roberson shared the agenda for today's meeting.

- Topics/Agenda
- On-site Landfill Superintendent Introduction & Recent On-site Changes
- Immediate Next Steps - Timeline/Schedule
- Phase 2B & LFG Collection System Expansion Status Update
- Community Engagement Discussion
- Odor Reporting Status and Planned Metric
- Other OMCP Metrics

He shared that Communications has developed a virtual landfill tour for anyone who would like to review it.

Mr. Travis Hitchcock, GFL Industries, introduced Mr. George Metcalf, GFL Landfill Superintendent, and said Mr. Metcalf will be participating in today's presentation.

Mr. Hitchcock shared an operational update for the landfill.

#### **GFL - Operational Update**

- George Metcalf - Landfill Superintendent, Introduction
- GFL has continued to close the site nightly with dirt and tarps as committed since July 28th, 2020.
- Full dirt closure of the waste footprint was achieved on both Labor Day and Christmas. Goal for our team on major Holiday's.
- Revised operational practices are in place now and we are applying odor controlling agents directly to the roads of the site to reduce odor emissions from tire tracking.
- New NCM linear odor control misting system installed.

He shared how a reduced working face has allowed them to cover the site nightly.

Mr. Hitchcock shared an overview of the new odor neutralizing system.

#### **Overview - New Odor Neutralizing System**

- Installed in late November of 2020, the system is currently being evaluated and adjusted to ensure optimal influence on odor mitigation.

- System provides an additional 1,000 linear feet of coverage around the North Eastern section of the site (HWY 55), adjoining the existing OCM system.
- Strategically placed to provide a barrier for possible odor emissions when we move into Cell 2B in the Spring of 2021.
- Neutralizer latches onto odor molecules and follows with wind direction.

He shared maps showing the location of the new system.

Vice-Chair Adamson asked if the new system is helping with the odor issue. Mr. Hitchcock said there has been an reduction in the number of citizen complaints.

Vice-Chair Adamson asked the cost to operate the new system annually. Mr. Roberson estimated that cost at \$150,000 per year.

Mr. Roberson shared the action items that were identified at the September Work Session and provided an update on the status of each one.

He shared photos of phase 2 B, which will begin soon.

He shared ongoing community outreach and engagement information.

### **Immediate Community Engagement, Outreach, and Communication Actions**

- Objective: Launch survey to be shared widely within the Holly Springs/Apex community and with communities in closest proximity to the landfill.
- Goal: To ascertain which channels, platforms would best be suited for an ongoing communications strategy focused on public outreach and education, as well as gain insight into the types of information residents are curious about.
- Survey completion goal: 125 respondents by February 15.
- Promoting on social media, web channels, email marketing, and physical collateral, including direct mail, posters/lawn signs
- January 4 - launch survey
- February 15 - close survey
- February 26 - deliver findings of survey in final report, along with recommendations for moving forward in implementing strategic communications plan
- March thru May - Develop strategic communications plan
- May thru June - Start Hiring process for SW Communications

Specialist

- July 2021 - FT SW Communications Specialist on-board to carry out Strategic Communications Plan

Mr. Roberson shared the timeline for the survey responses and development of the strategic communications plan.

He shared a graph of the odor reports received between June and December, 2020.

Mr. Roberson shared the objective for reducing the frequency and intensity of off-site odor detections.

**OBJECTIVE: Reduce Frequency and Intensity of Off-site Odor Detections**

- Odor Reports: record and track number of valid Odor Reports compiled by *Envirosuite* platform, and calculate number of reports within certain radii of the landfill.
  - **Close Proximity Goal**: < 35 valid reports **per week** originating within 0.5 mile radius, which is equivalent to **5 reports per 100 addresses** (700 addresses as of October 2020)
  - **Mid-Range Proximity Goal**: < 25 valid reports **per week** originating between 0.5 and 1.0 mile radius, which is equivalent to **1 report per 100 addresses** (2,600 addresses as of October 2020)
  - **Long-Range Proximity Goal**: < 35 valid reports **per week** originating between 1 and 2 mile radius, which is equivalent to **1 report per 200 addresses** (7,000 addresses as of October 2020)

He shared a map showing the distance from the landfill and corresponding number of odor complaints.

He shared the Landfill gas (LFG) collection and control system.

**LFG Collection and Control System**

Metrics (to meet or, in most cases, exceed industry standards)

- LFG System Runtime/Downtime
- Average LFG Methane Content
- Average LFG Recovery (Flow) Rate
- LFG System Efficiency/Wellfield Coverage

He shared the odor neutralizing system and landfill surface observations.

### **Odor Neutralizing System & Landfill Surface Observations**

Metrics (to meet or, in most cases, exceed industry standards)

- Quantity of Neutralizing/Masking Product
- Consumed Cover Integrity
- Working Face Dimensions and Cover Practices
- Equipment Runtime

Mr. Roberson shared odor/air monitoring information.

### **Odor/Air Monitoring**

Metrics (to meet or, in most cases, exceed industry standards)

- Surface Emissions Monitoring
- LFG Constituent Monitoring
- Odor Investigations

He shared rain data and odor report statistic.

### **Other Interesting Data**

Rain Data

- WRAL reports 2 of the top 3 wettest years are 2018 and 2020
- Rain impacts many issues at a landfill - increased LFG production, ability to cover, improvement project delays, etc.

Odor Report Statistics

- 75 percent of reports evaluated “potentially from SWLF”
- 25 percent of reports evaluated “most likely not from SWLF”

He shared a map of other potential malodorous sources of odor surrounding the South Wake Landfill.

Holly Springs Mayor, Dick Sears, thanked everyone for listening to the town's issues in this regard. He is happy that there is a future discussion on a timeline and wants to see that come to fruition as there is still work to be done.

\*\*\*\* 5 million dollar wastewater facility project completed this past summer.  
(could not catch the name)

Chair Calabria called for a brief recess at 3:25 p.m.

Meeting went into recess.

Meeting reconvened at 3:30 p.m.

Councilwoman Christine Kelly, Town of Holly Springs, said she is pleased to see progress with the landfill odor issue. She said some community members are not satisfied with the progress. She said residents experience issues in completing the form to report an issue. She made suggestions on apps that could provide an easier reporting system. She asked for more support from the county in figuring out the issue.

Mr. Hitchcock addressed Councilwoman Kelly's concerns. He said GFL will continue to work towards a solution. Mr. Bob Dick, SCS Engineers, said the landfill does have a portion that is closed and should not be contributing to the odor issue.

Commissioner Hutchinson said the issue has greatly improved from one year ago and he thanked all involved for that progress.

Chairman Calabria said this is a very important issue and Holly Springs continues to grow rapidly. He said communication is essential and he suggested the creation of a dashboard to show the change over time. He suggested having a monthly check-in call with all individuals involved today to discuss the progress and any new issues that may arise.

### 3. Services Provided to Veterans in Wake County

Attachments: [Veterans Services Presentation 1-11-21.pdf](#)

Mr. Frank Cope, Community Services Director, shared information on Veteran services provided in Wake County. he shared the agenda for today's presentation.

#### Agenda

- I. Veteran Demographics, Sharon Peterson, Long Range Planning Administrator
- II. Wake County Veterans Services Office, Douggy Johnson, Veterans Services Manager
- III. Housing Affordability and Community Revitalization Services for Veterans Experiencing Homelessness, David Harris, Homeless & Prevention Services Division Director

Mr. Sharon Peterson, Long Range Planner, shared demographics from the Veteran Administration office on the veteran population nationally.

She shared information regarding the decreasing veteran population.

#### **Wake County veteran population is also decreasing**

- Mirroring the national trend, the Wake County veteran population continues to decrease.
- In 2019 nearly 49,000 veterans lived in Wake County, a decrease of 1,400 from 2018 (50,305).

She shared a chart of male and female veterans in Wake County.

She shared the race and ethnicity of veterans in Wake County.

Ms. Peterson shared educational attainment of veterans and non veterans in Wake County.

She shared demographics on the workforce of veterans and non-veterans in Wake County.

She shared unemployment statistics.

#### **Wake veterans less likely to be unemployed**

- 1 percent of veterans were unemployed
- 4 percent of non-veterans were unemployed

She shared the median income for veterans and non-veterans in Wake County.

She shared demographics on poverty levels for Wake County veterans.

#### **Wake veterans are less likely to be in poverty**

- 3 percent of the county's veteran population had incomes below the poverty line in 2019.
- 8 percent of the county's non-veteran adult population had incomes below the poverty line in 2019.

Mr. Douggy Johnson, Veteran Services Manager, shared an overview of services offered to veterans in Wake County.

#### **Wake County Veterans Services**

Helping veterans, active duty service members and their families obtain benefits the deserve

- [Wakegov.com/veterans](http://Wakegov.com/veterans)

He shared a flow chart of veteran service administration state wide which includes the following agencies which communicate with each other.

#### **Complex regulatory environment**

U.S. Department of Veterans Affairs  
Federal Regional Office in Winston-Salem  
North Carolina Division of Veterans Affairs (NCDVA)  
District V Office in Garner  
Wake County Veterans Service Office

He shared statistics on Wake county veterans and services offered to those veterans.

He shared information on the local Veteran Service offices in Wake County.

#### **Wake County Veterans Service Office**

- Provides veterans with a local place to obtain advice on VA benefits and assistance with filing and tracking those claims.
- VSO provides services to ~1,800 clients annually.
- 97.9 percent customer satisfaction rate
- Office will soon be moving to 4401 Bland Road.
- Staff is also available at Regional Centers:
  - Northern Regional Center on the 2nd Tuesday, Wednesday and Thursday.
  - Southern Regional Center on the 4th Tuesday, Wednesday and Thursday.

Mr. Johnson shared a comparison of services offered to veterans in surrounding counties.

He shared veteran disability compensation claims in Wake and surrounding counties.

He shared federal compensation expenditures for FY 19.

He shared the various organizations that offer veteran services in Wake County.

Mr. David Harris, Homeless & Prevention Services Division Director, shared housing services offered to veterans in Wake County.

#### **Services for Veterans Experiencing Homelessness**

##### **Stand Up for Veterans Experiencing Homelessness**

- 62 veterans currently identified on by-name list (down from 103).
- 10 Permanent Supportive Housing vouchers for those unable to access traditional veteran resources.
- Veterans Program Specialist position to provide leadership and



coordination for programs targeted toward ending veterans' homelessness.

- Increased intensive individualized case management support at the South Wilmington Street Center for veterans.

He said there are currently only 29 homeless veterans in Wake county.

He shared a list of veteran program services.

**Homeless veteran program services**

- Housing Search Assistance
- Individualized Case Management
- Bed Support
- Document Acquisition
- Transportation Assistance
- Vocational Training Opportunities
- Housing Referrals
- Enrollment with Durham VA for medical and other veteran specific services
- Acquisition & Preservation Funds
- Employment Referrals

He shared information on services offered at the South Wilmington Street Center.

**Veterans' services at South Wilmington Street Center**

- Cohorted Housing in a special 26-bed dormitory occupied only by veterans. SWSC is the only shelter in Wake County that has an assigned dorm specially for veterans, and one of the few to have a veterans' program.
- Veteran-specific case management services provided by two staff members who are focused only on the veterans and can connect them with resources to fit their unique needs.

He shared data points on services provided to veterans in Wake County.

- **218** veterans served at South Wilmington Street Center during FY2020 fiscal year receiving Individual Case Management, Budgeting, Housing Plans, Housing Searches, Transportation, Food, Shelter, Community Referrals (DVAMC, VOA, PH, Maple Court, USA Veterans Help, Military Missions in Action, Green Chair, Oak City), Employment Searches, DD-214 Assistance and Weekly Group Meetings.

- **64** veterans obtained permanent housing during the FY2020 fiscal year. This program expands access for veterans countywide by using the newly established homeless assessment tool and coordinated entry system to identify and link veterans needing services.
- A veteran who had experienced homeless for over 25 years in our community was housed this year through the help of our veterans' program.

Ms. Lorena McDowell, Director, Wake County Department of Housing Affordability & Community Revitalization, spoke of the success and increased services of the South Wilmington Street shelter.

Commissioner Thomas said she is very impressed with the veteran services in Wake County. She asked about services for spouses and children of veterans.

Mr. Johnson said the majority of county services are for the actual veteran, but there is an organization called NC Serves that provides additional support for veterans and their families.

Commissioner Cervania asked how female homeless veteran services are addressed in Wake county. Mr. Johnson said female veteran services are available and widely used in Wake County.

Vice-Chair Adamson said she is very pleased with veteran services in Wake County. She welcomed Mr. Richard Spearson, President of Veterans Council. Mr. Spearson said veteran services are very important. He said he would like to see an increase in veteran treatment court. He asked for additional county support for veteran services.

Vice-Chair Adamson said there are programs and grants available that the county could take advantage of to increase veteran services. She proposed creating a task force to look at additional services the county can provide to veterans.

Following further discussion, the board supported Vice-Chair Adamson moving forward with the Task Force.

#### 4. Downtown South

**Attachments:**    [DTS - TIG County Commissioners Presentation \(1.6.21\).pdf](#)  
[ULI-ASP\\_Report\\_RaleighNC\\_LoResFin.pdf](#)

Chair Calabria called for a five minute recess at 5:06 p.m.

Meeting reconvened at 5:15 p.m.

Mr. Bonner Gaylord, Kane Realty, provided an overview on the Downtown South project. He provided the history of the Southern Gateway Corridor.

2008 Big Ideas Raleigh  
2017 Southern Gateway Corridor Study  
2019 ULI Independent Advisory Panel

He shared maps of the proposed project.

He shared the vision of the project.

**Vision: Create a District, Not a Development**

Developments are fixed and final. They are planned with a particular person in mind to achieve a particular lifestyle. Districts are living, breathing places, they have permission to change, evolve and grow with the city.

**Conditions:**

- Building Use
- Building Height
- Urban Frontage
- Public Art
- Greenway Access
- Parks and Open Space
- Affordable Housing

He shared the street plan for the project.

He shared several slides related to the vision.

**Lean into Nature**

For some, nature can be seen as a roadblock to building. Not Downtown South. We see the existing natural elements like Walnut Creek, and its surrounding wetlands, as opportunities to define our district. We will work with it rather than against it.

**Conditions:**

- Stormwater Analysis and Mitigation
- Native / Adapted Plants
- Greenway Access
- Parks and Open Space

**Physically Connect to the heart of Downtown & Surrounding**

**Communities**

This district will serve as the Southern Gateway to Downtown, the connection to nature and parks, and the physical integration of communities across the city. Creating the common spaces, roads, transports and arteries that make it accessible to all is paramount.

**Conditions:**

- Urban Frontage / Traffic
- EDAT Transitions and Alignment
- Greenway Access

**Partner Early, Often and Always**

People protect the things they care about. So, we will create the kinds of partnerships today that will ensure our mission is achieved tomorrow.

**Conditions:**

- Continued Engagement
- Stormwater Grant Program
- Public Art
- Continued Engagement
- Stormwater Grant Program
- Public Art

He shared a list of partners involved in the project.

**Community Benefits**

The Tax Increment Grant (TIG) will help fund community benefits

**Including but not limited to:**

- Substantial Affordable Housing
- Green Stormwater Infrastructure
- Parks and Greenways
- Transportation and Infrastructure Improvements, including:
  - Transit Amenities
  - Bicycle and Pedestrian Facilities
- Workforce Development Programming
- Minority/Women Workforce Participation
- Public Art / Cultural Attractions
- Educational Partnerships
- Health Facilities
- A Sports and Entertainment Venue

He shared a slide listing suggested funding sources.

TIG: a public/private partnership tool used to advance economic growth

and provide benefits for the community. Developer assumes up-front costs and is reimburse via a cash grant from a percent of the tax growth increment. **The county/city DO NOT spend existing public tax dollars.**

He shared the TIG process and examples of how the proceeds are used.

Mr. Gaylord said the project is moving forward and is anticipated to take several years.

Commissioner Evans said that Raleigh in the early 1980's was nothing like it has become in the last 20 years. She said that she sees this project as an exciting move forward for the city in years to come. She cautions to be protective against completely changing and causing widespread gentrification.

Commissioner West thanked Mr. Bonner for the presentation and asked if the public, private, partnership plans are conceptual. Mr. Bonner said yes and they are doing a site plan soon, much will depend on the discussions happening now with the public, county and city.

Commissioner West asked if there was a feasibility study. Mr. Bonner said yes one was done and he would share the results with the Board.

Commissioner Thomas asked what sustainable affordable housing will look like, and what types of jobs will be available to those living in the area.

Mr. Bonner said that they anticipate 10 percent affordable housing with a typical 30 year duration. He said that further discussions are planned and they are open to input on what it should be. There will be many disciplines involved within this district that will provide job opportunities.

Chairman Calabria called for a ten minute recess at 6:15 p.m.

Meeting went into Recess

Meeting reconvened at 6:32 p.m.

Due to technical difficulties, discussion on this topic will continue at the regular commission meeting on January 19th at 2:00 p.m.

Vice-Chair Adamson requested information from Mr. Gaylord related to the project. She requested minority participation information for previous projects Mr. Gaylord has facilitated. This information will be shared at the meeting on January 19th.

## 5. Board Agendas and Process in 2021

**Attachments:**    [Board Agendas and Process Presentation 1-11-21.pdf](#)

This item will be discussed at the next meeting.

## **Adjourn**

Chair Calabria adjourned the meeting at 6:35 p.m.

Respectfully submitted,

Michelle L. Cerett, Executive Assistant  
Wake County Board of Commissioners