



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Monday, February 15, 2021

2:00 PM

Wake County Justice Center

Regular Meeting - Meeting Held Remotely

Meeting Called to Order: Chair Matt Calabria

Chair Calabria called the meeting to order at 2:00pm.

Roll Call

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

Staff Present: David Ellis, County Manager, Scott Warren, County Attorney, Yvonne Gilyard, Deputy Clerk, Ben Canada, Assistant to County Manager, Chris Dillon, Assistant County Manager, Johnna Sharpe, Chief Operating Officer, Chris Snow, Open Space and Parks Director, Eric Staehle, Senior Facilities, Design and Construction Project Manager, and Jason Horton, Strategic Performance Director.

Others present: Eric Davis, Vice President, Surface 678, and Matt Griffith, Founding Principal, In Situ Studio

Pledge of Allegiance: Commissioner Shinica Thomas

Invocation: Commissioner Shinica Thomas

Items of Business

1. Approval of Agenda

Commissioner Thomas moved, seconded by Commissioner West to approve the agenda. The motion passed unanimously.

2. Approval of the Minutes of the Regular Meeting of January 19, 2021 and the Work Session of January 11, 2021

Commissioner West moved, seconded by Commissioner Evans to

approve the Minutes of the Regular meeting of January 19, 2021 and the Work Session of January 11, 2021. The motion passed unanimously.

Consent Agenda

Vice-Chair Adamson moved, seconded by Commissioner Thomas to approve the Consent agenda.

3. Proposed 2021 General Obligation Refunding Bonds Not to Exceed \$218,000,000

Attachments: [20210215 - Item Summary for 2021 GO Refunding - Findings Res. Issuance Resolution - final.docx](#)
[20210215 - 2021 GO Refunding - Attachment 1 - Prelim Res. Bond Adopt Order.docx](#)
[20210215 - 2021 GO Refunding - Attachment 2 - Stmtnt of Total Estimated Interest.pdf](#)
[20210215 - 2021 GO Refunding - Attachment 3 - Sworn Stmtnt of Debt.pdf](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners:

1. Adopt a Resolution making certain findings and determinations and directing staff to file application with Local Government Commission regarding the proposed issuance of General Obligation Bonds ("2021 Bonds");

2. Adopt Bond Order authorizing General Obligation Refunding Bonds not to exceed \$68,000,000; and

3. Adopt Issuance Resolution for 2021 Bonds to (a.) refinance drawn amounts under certain Bond Anticipation Notes with bonds not to exceed \$150,000,000 and (b.) refund certain existing General Obligation Bonds of the County with bonds not to exceed \$68,000,000. The motion passed unanimously.

4. Award Construction Contract in the Amount of \$544,000 for Chiller Replacements at the Marbles Kids Museum Campus

Attachments: [BOC_Marbles Chiller_Final.docx](#)
[Marbles-IMAX Chillers Replacement Bid Tab_Signed.pdf](#)
[AA Marble ChillerCost Summary.pdf](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners award a construction contract in the

amount of \$544,000 to Jeff Hargett Mechanical, Inc. of Greensboro, NC for the Marbles Kids Museums Campus chiller replacements. The motion passed unanimously.

5. Award Construction Contract in the Amount of \$2,398,797.70 for the RTP South Reclaimed Waterline Project

Attachments: [RTP South Agenda Item FINAL.docx](#)
 [RTP South Summary of Project Cost.pdf](#)
 [Bid Tab_RTP South Reclaimed Water.pdf](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners:

1. Award a construction contract to Pipeline Utilities Inc., of Raleigh, North Carolina in the amount of \$2,398,797.70 for the RTP South Phase 2 Reclaimed Waterline Project; and

2. Authorize the County Manager to execute this contact subject to terms and conditions acceptable to the County Attorney.
The motion passed unanimously.

6. Memorandum of Understanding with the Town of Morrisville for Co-Location of an EMS Station at Future Morrisville Fire Station #3

Attachments: [Agenda MOU-Morrisville FS.docx](#)
 [Draft MOU - Wake Co & Morrisville.docx](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners authorize the County Manager to execute a Memorandum of Understanding with the Town of Morrisville for planning and design to co-locate an EMS Station with the Town's Proposed Fire Station #3, subject to conditions acceptable to the County Attorney. The motion passed unanimously.

7. Sale of County Owned Property at 736 Hunter Street to the Town of Apex

Attachments: [Agenda Item-Hunter St.docx](#)
 [Apex offer to purchase.pdf](#)
 [Existing Property Lease and Use Agreement.pdf](#)
 [Draft Contract & Exhibit.pdf](#)
 [Draft Deed.pdf](#)
 [Apex EMS Prelim Budget.pdf](#)
 [CIP Budget Memo Hunter Street.pdf](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners:

1. Declare the subject property "surplus", in accordance with North Carolina General Statutes (NCGS); and

2. Accept the \$467,000.00 offer for the purchase of approximately 5 acres of surplus property located at 736 Hunter St. in Apex, NC. and appropriate this revenue to the Apex EMS project; and

3. Authorize the County Manager to execute a contract for sale of that property with the Town of Apex, subject to terms and conditions acceptable to the County Attorney; and

4. Authorize the Chairman to execute a deed to the Town of Apex (along with any other supporting documentation), subject to terms and conditions acceptable to the County Attorney.

The motion passed unanimously.

- 8. Rehabilitation Funding for an Affordable Duplex in Raleigh, NC**

Attachments: [Item Summary](#)
 [Site Map](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners approve a loan of \$25,000 to Families Together to support the rehabilitation of a duplex in Raleigh, NC.

All funding commitments are subject to terms and conditions acceptable to the County Attorney. In addition, all awards are contingent upon receiving local development approvals and the basic terms as identified in the project description. The motion passed unanimously.

- 9. Establish One Full-Time Position for the Adult Medicaid Program**

Attachments: [Agenda Item.docx](#)
 [Medicaid let -- SouthLight-WakeCounty 2021.docx](#)
 [Budget Memo Medicaid FTE.pdf](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners:

1. Accept and appropriate \$8,885 of revenue and expenditures into the General Fund from the North Carolina Department of Health and Human Services (NCDHHS) and \$5,786 from SouthLight, Inc.

2. Establish 1.0 FTE Adult Medicaid Eligibility Caseworker II to conduct eligibility determination for Medicaid benefits.

The motion passed unanimously.

- 10. Establish 92 Full-Time Positions in the Emergency Medical Services Department**

Attachments: [Establishment of 92 FTEs for the EMS Department - BOC Agenda Item](#)
[Budget Memo - FY 2021 Emergency Medical Services.pdf](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners authorize the establishment of 92.00 Full-Time Equivalent (FTE) positions in the Emergency Medical Services (EMS) Department within the General Fund. The motion passed unanimously.

- 11. Designation of Map and Plat Review Officers for the Town of Rolesville**

Attachments: [Item Summary.docx](#)
[Resolution from Town of Rolesville.pdf](#)
[Board of Commissioners Resolution.docx](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners adopt a Resolution designating staff from the Town of Rolesville as Map and Plat Review Officers. The motion passed unanimously.

- 12. Resolution Setting Date for Advertisement of Tax Liens**

Attachments: [Item Summary Resolution for Adv of Tax Liens.docx](#)
[Report of Unpaid Taxes 2020.pdf](#)
[Resolution Tax Lien Ad.docx](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners adopt a resolution authorizing the Tax Administrator to publish on March 5, 2021, or as soon thereafter as possible, tax liens on real property in Wake County. The motion passed unanimously.

- 13. Resolution Creating the 2021 Board of Equalization and Review**

Attachments: [E&R Resolution Agenda Item 2021.doc](#)
[E&R Resolution 2021.docx](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners adopt a resolution appointing a special Board of Equalization and Review for 2021. The motion passed unanimously.

14. Proclamations for February 15, 2021

Attachments: [Proclamations for Feb 15 2021.docx](#)
[Proclamation BHM v3.docx](#)
[Wake County food security resolution 02.15.21.docx](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners adopt the proclamations requested by Commissioners. The motion passed unanimously.

15. Approval of the North Carolina Association of County Commissioners' 2021-2022 Legislative Goals

Attachments: [2021-2022WakeCountyLegislativeGoalApprovalFinal.docx](#)
[21LegGoals_Goals_Package_Overview.pdf](#)

Vice-Chair Adamson moved, seconded by Commissioner Thomas that the Board of Commissioners approve the NC Association of County Commissioners' 2021-2022 Legislative Goals. The motion passed unanimously.

General Public Comments

16. General Public Comments

Ms. Gilyard, Deputy Clerk, shared that there were no public comments submitted for today's meeting.

Regular Agenda

17. Approval of Schematic Design for Beech Bluff County Park

Attachments: [Item Summary- Beech Bluff CP-SD-2.docx](#)
[Beech Bluff Presentation 3 2-15-21.pdf](#)
[BBCP-Area Site Map-BOC.pdf](#)
[BBCP-Area Site Rendering-BOC.pdf](#)
[BBCP-Project Program Summary-BOC.pdf](#)
[BBCP-Project Budget Summary-BOC.pdf](#)

Mr. Eric Staehle, Senior Facilities, Design and Construction Project Manager shared today's discussion.

- Introduction
 - Project Team
 - PROS Parks
- Master Plan Review
- Site Plan Program
- Building Program
- Sustainability Strategies
- Budget and Schedule
- Questions

He shared the project team. He shared that Chris Snow and his team have been very instrumental on the project as well.

He shared the Commissioners Goals/Objectives/Policies.

- BOC Growth and Sustainability Objective GS1 (2020)
 - “Implement a comprehensive approach for preserving open space and developing parks and greenways to address gaps, leverage opportunities and resources, and enhance collaboration with municipal and non-profit partners.”
- Renewable Energy Resolution (2018)
- Native Plants Resolution (2018)
- Public Art Policy (2017)
- Wake County Design Guidelines & Standards
- Energy Design and Management Guidelines

He shared the introduction.

**Natural Resource Based
Programming Focus**

- **Cultural**
- **Environmental**
- **Recreational**

(8) County Parks

(2) Nature Preserves

He shared the site context.

- 2018 PRGOS Bond
- Located along NC HWY 42

- Wake County Jurisdiction
- Adjacent to Fuquay Varina and Garner

He shared a slide with the park mission statement.

Beech Bluff County Park aims to provide a universally inclusive recreational amenity to the residents of Wake County and all visitors focusing on the following core principles:

- Protect, Restore and Enhance **Ecological Diversity**
- Elevate **Historical and Cultural Significance**
- Promote **Human Health and Wellness**

The park is to be a model of **Resiliency and Stewardship**.

He shared a chart on evaluating program options.

He shared defining the project initiatives.

- Sustainable SITES Initiative
- Green Stormwater Infrastructure
- Solar Energy / Geothermal Considerations
- Park Center Buildings and Site Integration
- Restoring Native Plant Ecosystems
- Public Art as part of the design process
- Community Gardens / Demonstration Gardens
- Performance Monitoring

Mr. Eric Davis, Vice President, Surface 678, shared the sustainable SITES initiative.

Sustainable SITES Initiative

“Creating ecologically resilient communities”

- Rating system for sustainable land development projects
- Administered by GBCI
- SITES and LEED synergies
- North Carolina certified projects

He shared a map of the existing site.

- 304 Acres
- Separate Parcels
- Middle Creek
- Surrounding Context

He shared the habitat section.
He shared the proposed site plan.
He shared the site plan and strategies.

He shared the site sustainability strategies.

Existing Forest Preservation
Integrated Stormwater Management
Geothermal Energy
Observation Point
Forest/Prairie Ecotone
Native Prairie Habitat
Regenerative Community Agriculture

Vice-Chair Adamson shared that in 2019, she viewed the property and found it stunning. She referenced the proposed site plan and inquired about the quantity of trees that would have to be removed.

Mr. Davis shared comments on the site plan strategies slide 24. He shared that very few trees would be removed and offered Vice-Chair Adamson a tour if requested.

Vice-Chair Adamson inquired if county staff would assist with the farming of the land and asked for the vision of the property.

Mr. Chris Snow, OSAPAC, shared that Community Food Lab is one of the partners and other partners will be included. He shared that commodity crops will not be a factor. He shared that a community garden is an idea and a system like the Good Hope Farm in Cary. He shared additional ideas for the property. He acknowledge the agricultural heritage of the property.

Vice-Chair Adamson asked about the 300 undeveloped properties and if they were a part of the plan. Mr. Snow shared that the county continues to speak with land owners like the Adams family about the property.

Commissioner West shared comments on the design plan for the property. He asked that the young people understand the role of farming and how they can be assets. He shared comments on the various programs related to farming.

Mr. Staehle shared that the county has been working with agricultural extension. He shared that there will be opportunities to partner and share cultural and natural history.

Commissioner Hutchinson asked for the vision of possibilities of community gardens and how they will be developed.

Mr. Eric Davis, Vice President, Surface 678, shared that agricultural programs evolve the first years into the project. He shared that the focus is on flexible programs that include visuals to the residents. He shared comments on the expectations of planting on the property. He shared thoughts on agricultural landscaping. He shared that the Dix Sunflower project is an example of what will occur on the property.

Vice-Chair Adamson shared comments on the community garden, diversity and inclusion.

Commissioner Cervania shared thoughts on diversity, flexibility of a site, and community involvement.

Mr. Matt Griffith, Founding Principal, In Situ Studio, shared the park center perspective.

He shared the park center plan.

He shared the park center section.

He shared the park center perspective.

He shared the agricultural building perspective.

He shared the agricultural building plan.

He shared the playground shelter perspective.

He shared the maintenance facility perspective.

He shared the building sustainability strategies.

Building Sustainability Strategies

1. Reduced windows on southern elevation
2. Eight-foot overhangs on southern elevation
3. Water from roof shed onto rain garden below
4. Light monitors deliver indirect northern light to interiors
5. Six-foot overhangs on northern elevation
6. Photovoltaic arrays
7. Geothermal wells
8. Rainwater harvesting

Mr. Staehle shared the project take-aways.

- Park Center Buildings and Site Integration
- Solar Energy Considerations
- Green Stormwater Infrastructure
- Sustainable SITES Initiative
- Public Art as part of the design process

- Demonstration Gardens / Community Gardens
- Native Plants Landscaping / Agricultural Landscaping
- Broad Educational Program Opportunities

He shared the schedule.

He shared the project budget summary.

Estimated Project Costs

Site Development / Landscaping / Ag.	\$ 5,800,000
Building Construction	\$ 4,965,000
Public Art	\$ 120,000
<u>Professional Services, Permits, Fees</u>	<u>\$ 933,700</u>
<i>Estimated Sub-Total Project Cost</i>	<i>\$11,818,700</i>

Project Contingency \$ 1,181,870

Total Project Budget **\$13,000,570**

Multiple Matching Grant Opportunities (PartF, etc...)

Commissioner Thomas shared thoughts on sustainability, water hangovers, and the educational components of the project. She shared that this an opportunity for students to decide their future.

Mr. Staehle shared that there will be educational opportunities available to residents.

Commissioner Evans shared her excitement of the program. She shared thoughts on the property, educational components, and sustainability.

Commissioner Hutchinson shared his thoughts on the project and how it will be a great asset to Wake County.

Mr. Staelhe shared that they went thru a Request for Proposals (RFP) process for the selection of an artist for the project and there were 42 submissions from around the world. He shared that the selected artists have engaged with county staff.

Commissioner West asked about the concept of an arboretum.

Mr. Staelhe shared comments on an arboretum and the collaboration with partners.

Chair Calabria asked about the opening dates and said he wanted to be sure that the county is keeping all of the surrounding municipalities updated

on all the available amenities with this park and asked what plans were being made for that.

Mr. Staehle shared that updated information will be located on the Wake County website and in a few months an open house will be offered. He shared that information will also be shared on partner sites as well.

Commissioner Hutchinson moved and seconded by Commissioner Thomas to approve the Schematic Design for the Beech Bluff County Park. The motion passed unanimously.

18. Approval of 2021 Board Goals and Objectives

Attachments: [01 - Approval of 2021 Board Goals and Objectives.docx](#)
 [02 - Board Goals Presentation 2021.02.15.pdf](#)
 [03 - 2021 BOC Goals \(FINAL DRAFT\).pdf](#)

Mr. Jason Horton, Strategic Performance Director, shared the 2021 board goals-process recap.

2021 Board Goals - Process Recap

- January 7th - Retreat day 1, 'Stronger Together'
- January 8th - Retreat day 2
- January 29th - Retreat day 3
- February 8th - Work Session
- February 15th - Board consideration for approval

He shared the 2021 key focus areas.

Key Focus Areas

- Community Health & Vitality
- Economic Strength
- Education
- Great Government
- Growth & Sustainability
- Public Safety

He shared the 2021 goal workbook.

2021 Goal Workbook

- Each goal supported by:
- Rationale
- Objectives
- Comprehensive Plans and Key Resources
- Example Indicators and Performance Measures

- Example Strategies

He shared the revision highlights.

Economic Strength

- Incorporated 'talent management' in ES 3.
- ES 4: Support, promote, and celebrate arts and culture.
 - Linked to community health and vitality strategies.
 - Included visual and performing arts.
 - Increase exposure to art programs to school-aged youth.
 - Additional measures including youth art program participation, and economic benefits.

Public Safety

- Revised PS 1: Address equity in the criminal justice system.
 - Strengthen language throughout goal summary
 - Included support for the Juvenile Crime Prevention Council as an objective
 - Revised juvenile crime measures
- Revised PS 2: Support justice-involved residents rejoining the community to improve health and well-being.

Community Health and Vitality

- USDA-classified food deserts included in CHV 4 (food security).

Growth and Sustainability

- Revised objective in GS 4 to include a "Continued commitment to developing parks, greenways, and recreational areas."

He shared next steps.

- Staff will develop and implement strategy work plans.
- Support Board committee meetings:
 - Additional information or exploration
 - Incorporate definitions
- Develop indicators and performance measures.
- Update the Wake County Transparency Portal.

He shared the SMART principles.

SMART

S - Specific. What do you want?

M - Measurable. How will you know when you've reached it?

A - Achievable. Is it in your power to accomplish it?

R - Realistic. Can you realistically achieve it?

T - Timely. When exactly do you want to accomplish it?

He shared the specific action requested slide.

That the Board of Commissioners approves the 2021 Wake County Board Goals and Objectives.

Commissioner West thanked Mr. Horton for the improved process. He asked what are the roles of the commissioner committees.

Mr. Horton shared that staff will use the goals document that commissioners are working on and work with staff liaisons and provide supplemental research. The research will be elevated at work sessions as needed.

Chair Calabria asked commissioners to share their comments on their committee role.

Commissioner West inquired about clear roles of the committee liaisons.

Mr. Ben Canada, Assistant to County Manager, shared the role of the committee liaisons.

Chair Calabria shared that the board wants to move towards a more prosperous and just county and he complimented the team and all the work they have done on this project.

Commissioner Thomas shared thoughts on adding resources to the goals and that there is flexibility. She shared that she would like to see tangible movement.

Mr. Horton shared that there will be some flexibility.

Commissioner Cervania shared thoughts on the SMART principles. She asked for the best strategy moving forward.

Mr. Horton shared that it is critical to get answers to the measurable goals as soon as possible from the board.

Vice-Chair Adamson asked for a list of committee staff liaisons. She shared comments on the Public Safety PS1 slide about equity.

Commissioner Evans shared that this is a roadmap to keep the board on

track and what's important to them. She shared comments on strategies and objectives and clarity of them.

Mr. Horton shared feedback.

Commissioner Hutchinson shared that this is the best process to date. He commended Mr. Horton for his efforts on this project. He thanked the commissioners for being intentional.

Mr. Horton shared comments on community engagement. He shared that information from residents have been collected and how services are being improved across the county. He shared that this is a Great Government goal.

Commissioner Evans moved, seconded by Commissioner West to approve the 2021 Wake County Board Goals and Objectives. The motion passed unanimously.

Aye: 7 - Chair Calabria, Vice-Chair Adamson, Commissioner Evans, Commissioner Cervania, Commissioner Hutchinson, Commissioner West, and Commissioner Thomas

Manager's Report

19. Update on Wake County's COVID-19 Response

Attachments: [Item Summary - COVID-19 Vaccine Update 2-15-21.docx](#)

County Manager Ellis shared that he attended the vaccination process at PNC arena this past weekend. He publicly thanked the team from Public Health and Ms. Johnna Sharpe for their hard work. He shared that 1200 vaccines were administered on Saturday.

Ms. Johnna Sharpe, Chief Operating Officer, shared that this is the tenth week that vaccinations have been administered. She shared that 104,000 doses have been administered to date. She shared that Wake County has singularly served 2011 people in Wake County. She said that vaccinations have been administered for ten weeks. She said that Wake County would be receiving 20,000 doses this week and they would return to the PNC Tuesday, Wednesday and Thursday. She shared that the Governor announced that Phase 3A will open on February 24, 2021. She shared that they have spoken to Wake County Public School System (WCPSS). She shared that the communications department sends daily updates.

Vice-Chair Adamson asked if group three will be intermingled with the

other groups.

Ms. Sharpe shared that group three will be intermingled with groups one and two because of the number of citizens that still need vaccination.

Vice-Chair Adamson shared that everyone will eventually get the vaccination that request it. She asked when will group three be able to sign up.

Ms. Sharpe shared that details are being worked out now.

Commissioner Cervania thanked the board for their commitment to ensure that citizens are getting vaccinated. She also thanked county staff for their dedication and hard work. She thanked the communication staff for the daily updates.

Ms. Sharpe shared that Wake Med is contributing 975 doses to the efforts at PNC.

Commissioner West shared his thoughts on the leadership of Chair Calabria and Vice-Chair Adamson. He shared the comments from the Wake Delegation meeting. He thanked Ms. Sharpe for her work on this project.

The commissioners shared their thoughts on the vaccination process and thanked the team and staff involved in the process.

Vice-Chair Adamson shared that there is a bus stop at the PNC arena and a shuttle will be provided from the bus stop.

Ms. Sharpe shared that we the county is following the State's guidelines and they can only trust that people are telling the truth about their age. ID's are required for hospital staff and the line jumping is on the honor system.

Chair Calabria shared take aways: working to be prepared on March 24th for phase 3, increase in equity, and supply is the limiting factor. He shared that people are betting their livelihoods and asked citizens to reach out to the board and staff if they have questions. He thanked Ms. Sharpe for her labor of love.

The Board of Commissioners received the information as presented.

Other Business

Closed Session

Mr. Scott Warren, County Attorney shared that there was a need for a

Closed Session pursuant to G.S.143-318.11(a)(4).
The board went into closed session.

No action was taken.

Vice-Chair Adamson moved, seconded by Commissioner Thomas to go into closed session.

Aye: 7 - Chair Calabria, Vice-Chair Adamson, Commissioner Evans, Commissioner Cervania, Commissioner Hutchinson, Commissioner West, and Commissioner Thomas

Adjourn

Vice-Chair Adamson moved, seconded by Commissioner West to adjourn the meeting at 5:19 p.m.

Aye: 7 - Chair Calabria, Vice-Chair Adamson, Commissioner Evans, Commissioner Cervania, Commissioner Hutchinson, Commissioner West, and Commissioner Thomas

Respectfully submitted,

Yvonne C. Gilyard, NCCCC
Deputy Clerk