



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Monday, June 21, 2021

2:00 PM

Wake County Justice Center

Regular Meeting

Meeting Called to Order: Chair

Chair Calabria called the meeting to order. He shared that Vice-Chair Adamson had an excused absence.

Present: 6 - Chair Matt Calabria, Commissioner Susan Evans, Commissioner Maria Cervania, Commissioner Sig Hutchinson, Commissioner James West, and Commissioner Shinica Thomas

Excused: 1 - Vice-Chair Vickie Adamson

Staff Present: David Ellis, County Manager; Scott Warren, Attorney; Duane Holder, Chief Community Health and Vitality Officer; Ashley Jacobs, Chief Information and Innovation Officer; Yvonne Gilyard, Deputy Clerk to the Board; Toni Womack, Senior Executive Assistant; Ben Canada, Assistant to the County Manager; Emily Lucas, Chief Financial Officer; Denise Foreman, Assistant County Manager, Portia Johnson, Executive Assistant and Chris Dillon, Assistant County Manager.

Others Present: Akul Nishawala, Planner III; Keith Lankford, Planner, III; Todd Taylor, Debt Manager; Darrell Alford, Fire Services and Emergency Management Director; Josh Creighton, Deputy Fire Services Director; Kim McDonald, Medical Director; and Nanette Bowler, Human Services Director.

Pledge of Allegiance: Commissioner Susan Evans

Invocation: Commissioner Susan Evans

Items of Business

1. Approval of the Agenda

Commissioner Hutchinson moved, seconded by Commissioner Thomas, to approve the agenda.

Aye: 6 - Chair Calabria, Commissioner Cervania, Commissioner Evans, Commissioner Hutchinson, Commissioner West, and Commissioner Thomas

Absent: 1 - Vice-Chair Adamson

2.

Retiree Recognition

Attachments: [Retiree Recognition Item Summary 7-21-21.docx](#)

[Bio Lieutenant Clarice Manning 6.21.21.docx](#)

[Bio Thomas Wester 6.21.21.docx](#)

[Bio Jonathan White 6.21.21.docx](#)

County Manager Ellis introduced Mr. Duane Holder, Chief Community Health and Vitality Officer and Ms. Ashley Jacobs, Chief Information and Innovation Officer.

Mr. Holder shared remarks.

Ms. Jacobs shared remarks.

County Manager Ellis shared that there were three retirees and their service to Wake County is 107 years combined. He read the bios aloud.

Lieutenant Clarice Manning, 30 years of service to Wake County

Clarice Manning, Sheriff's Office

- Clarice began her career with the Wake County Sheriff's Office in 1992 as a detention officer and, over nearly 30 years, has worked her way through the ranks of Sergeant and then Lieutenant.
- She has always enjoyed taking the time to train, assist and guide fellow Detention Officers just starting their law enforcement careers. Clarice was selected as supervisor of the year for 2017!
- Clarice will be remembered as a hard worker with wonderful leadership and interpersonal skills. Throughout her career, she had the opportunity to work in every capacity of the jail.
- During her retirement she plans on spending time with family and friends.

Mr. Thomas (Tom) Wester, 36 years of service to Wake County

Tom Wester, Finance

- Tom began working for Wake County in August 1984 as a Buyer. He was promoted to Purchasing Director in January 1986 and has served in that role since.
- During that span, he oversaw the transition from typewriter-generated requisitions, purchase orders and bids to those created and processed using on-line software and systems.
- Tom has presented at regional and national conferences and has provided training presentations, including classes at the School of Government at UNC-Chapel Hill.
- Tom was the first Wake County Procurement employee to earn the Certified Local Government Purchasing Officer certification and later the prestigious Lifetime Certification. During his career, Wake County received the Sustained Professional Purchasing Award for 17 consecutive years.
- Tom organized and oversaw the County's United Way Golf Tournament for 15 years, raising several thousand dollars each year in support of the Wake County Campaign.
- Following 36 years of service to Wake County, Tom has decided to retire and spend time with family, two dogs and maybe the occasional round of golf.

Mr. Jonathan White, 35 years of service to Wake County

Jonathan White, Community Services

- Began his career with Wake County's Inspections Department in October 1985, making electrical, plumbing and mechanical construction code compliance for buildings and structures in Southern Wake County.
- During that time, he advanced from General Inspector to General Inspector II while acquiring certifications from the NC State Code Qualification Board for Levels I, II and III for electrical, plumbing and mechanical inspections.
- Jonathan moved from field inspections to plans review in April 2007 and received additional certification for Building Level 1 Inspections.
- Jonathan will retire from Wake County PDI on July 1, 2021, as a Senior Plans Reviewer with nearly 36 years of service. Jonathan is also a Licensed Electrical Contractor and will be focusing on those pursuits after retiring from Wake County. Other than that, he says, "I'll sit on the porch and play with the dog."

Consent Agenda

Commissioner West moved, seconded by Commissioner Evans, to approve the Consent Agenda.

Aye: 6 - Chair Calabria, Commissioner Cervania, Commissioner Evans, Commissioner Hutchinson, Commissioner West, and Commissioner Thomas

Absent: 1 - Vice-Chair Adamson

3. Award Construction Contract for Wake County Office Building Passenger Elevator Modernization Project

Attachments: [Agenda Item.docx](#)
[Bid Tab.pdf](#)
[Cost Summary.pdf](#)

4. Award Construction Contract for Wake County Public Safety Center Skylight Replacement & Public Safety Center and Wake County Parking Deck Fall Projection Project

Attachments: [Agenda Item.docx](#)
[Bid Tab.pdf](#)
[Cost Summary.pdf](#)
[CIP Budget Memo - FY 2021 County Capital Fund - County Buildings.pdf](#)
[CIP Budget Memo - FY 2021 County Capital Fund - Criminal Justice.pdf](#)

5. Two-Year Agreement with Planview for Software Licensing

Attachments: [BOCC - Planview Licensing Agenda Item \(June 2021\).docx](#)
[WakeCounty 2yr renewal.pdf](#)

6. Amendment to Interlocal Agreement (ILA) between City of Raleigh and Wake County regarding the Computer Aided Dispatch (CAD) system; and Consent to Assignment of the financial responsibility for the TriTech Software Systems CAD contract from Wake County to the City of Raleigh.

Attachments: [06.04.21 CAD ILA Amendment and Contract Assignment Agenda Item \(06-21-2021\) x \(002\).docx](#)

7. Disposition of Three County Owned Properties for the Purpose of Affordable Housing

Attachments: [Agenda Item](#)

8. Approval of the Acquisition of a Conservation Easement on the Randall Carter Property in the Cedar Fork Creek Watershed through the County's Open Space Program

Attachments: [Item Summary Carter OS CE Acquisition.docx](#)
 [CIP Budget Memo - FY 2021 County Capital Fund - PGROS.pdf](#)
 [OS Bond and NCDOT Funding Tracker.pdf](#)

9. Appropriation of Federal Relief Funds Associated with COVID-19 for Emergency Rental Assistance

Attachments: [Agenda Item](#)
 [Budget Memo - FY 2021 Housing and Community Revitalization](#)
 [Special Revenue Fund \(2200\).xlsx](#)
 [HWFAP Weekly Report - 06.14.2021.pdf](#)

That the Board of Commissioners amend the fiscal year 2021 budget to accept and appropriate \$15,248,693.30 of federal Emergency Rental Assistance 2 (ERA2) funds for the cost associated with Wake County's COVID-19 response to evictions prevention and utility assistance.

10. Appropriation of Federal Relief Funds from the American Rescue Plan Act

Attachments: [Agenda Item ARP Funds - June 2021.docx](#)
 [Budget Memo - FY 2021 American Rescue Plan Fund.pdf](#)

11. Authorize the Wake County Sheriff's Office to apply for a Governor's Highway Safety Program Grant

Attachments: [Item Summary.docx](#)
 [GHSP Resolution.pdf](#)
 [GHSP approved application.pdf](#)
 [NCGHSP- Agreement of Conditions.pdf](#)

12. Approval of the Greater Raleigh Convention and Visitors Bureau's FY2022 Operating Budget

Attachments: [Budget adoption item summary.doc](#)
 [Budget Informaton for Wake County FY22.pdf](#)
 [Final Business Plan 2021-2022.pdf](#)

13. Wake County Juvenile Crime Prevention Council Annual Plan and Certification for FY 2021-2022

Attachments: [Revised JCPC Agenda Item.docx](#)
 [Wake County Funding Plan FY 21-22.pdf](#)
 [Wake JCPC Annual Plan FY 21-22\(1\) .pdf](#)

That the Board of Commissioners adopts the Wake County Juvenile

Crime Prevention Council Annual Plan for FY 2021-2022 and affixes signatures on the appropriate forms.

14. Proposed 2021 General Obligation Bond Anticipation Note not to exceed \$171,900,000

Attachments: [20210621 - Item Summary - 2021 GO BAN for Wake Tech - Issuance Resolution.docx](#)
[20210621 - Attachment 1 - 2021 GO BAN for Wake Tech - Issuance Resolution.docx](#)

15. Report of Reallocation in the Wake County Public School System General Fund Appropriation

Attachments: [Report of Reallocation FY 2021 WCPSS Appropriation.docx](#)

16. FY 2021 Budget Revisions

Specific Action Requested:

That the Board of Commissioners approves budget revisions to the FY 2021 General Fund, General Fund Fund Balance, Coronavirus Relief Fund, Capital Workforce Development Fund, and County Capital Projects Fund as described below.

Attachments: [FY21 Budget Revisions Agenda Item Summary Draft.docx](#)
[Budget Memo - FY 2021 Board of Elections.pdf](#)
[Budget Memo - FY 2021 Finance.pdf](#)
[Budget Memo - FY 2021 Non-Departmental.pdf](#)
[Budget Memo - FY 2021 Community Services.pdf](#)
[Budget Memo - FY 2021 Coronavirus Relief Fund.pdf](#)
[Budget Memo - FY 2021 CAWD.pdf](#)
[CIP Budget Memo - FY 2021 County Capital Fund - Automation.pdf](#)
[CIP Budget Memo - FY 2021 County Capital Fund - County Buildings.pdf](#)
[CIP Budget Memo - FY 2021 County Capital Fund - Open Space.pdf](#)
[CIP Budget Memo - FY 2021 County Capital Fund - PGROS.pdf](#)

17. Approval of Revised 2021 Board of Commissioners' Meeting Schedule

Attachments: [ITEM SUMMARY FOR APPROVAL OF REVISED BOC MEETING SCHEDULE-2021.docx](#)
[2021 REVISED BOC MEETING SCHEDULE - To Be Approved by BOC 6-21-2021.docx](#)

- 18.

Attachments: [Fire Commission Re-structure Agenda .docx](#)
[Fire Commission Membership.pdf](#)

19. Proclamation for June 21, 2021

Attachments: [Item Summary - Proclamations for June 21 2021.docx](#)
 [Proclamation for LGBT Pride Month.docx](#)

20. General Public Comments

Ms. Gilyard shared that there were no general public comments submitted online.

Regular Agenda

21. Public Hearing on the Proposed Land Use Plan Amendment 01-21 to Amend the East Raleigh-Knightdale Area Land Use Plan (ALUP) to reclassify 900 Knotts Hill PI (PIN 1763007038) from Residential Less Than 1.5 Units Per Acre to Residential 1.5 to 4 Units Per Acre.

Attachments: [Item Summary.docx](#)
 [LUP amendment slides.pdf](#)
 [Staff Report.docx](#)
 [Staff Map.pdf](#)
 [Land Use Plan Resolution.docx](#)
 [Application.pdf](#)
 [Application Narrative.pdf](#)
 [Traffic Assessment.pdf](#)
 [Town of Knightdale Comments.pdf](#)
 [Surrounding Property Owner Notification Letter.docx](#)
 [1028 Huntsboro Objection Letter.pdf](#)
 [Planning Board Minutes.docx](#)
 [Petesch Presentation - Knotts Hill LUPA Rezoning copy.pdf](#)

Mr. Akul Nishawala, shared the LUPA 01-21.

Proposal:

Amend the East Raleigh Knightdale Area Land Use Plan (ALUP) to reclassify 900 Knotts Hill PI from Residential Less Than 1.5 Units Per Acre to Residential 1.5 to 4 Units Per Acre).

He shared the background - land use planning.

Background - Land Use Planning

Wake County Land Use Plan

- Adopted document that plans for future growth while maintaining resources, the environment, and the public health, safety, and welfare
- Fluid and dynamic - living documents - amended and updated

Area Land Use Plans (ALUPs)

- Localized plan developed with extensive municipal and public input
- Currently, ALUPs still governing documents until updates are adopted (~ two years)

He shared the background-process.

Background - Process**Rezoning**

- Must be consistent with Land Use Plan or be amended
- Amendments require justification, public hearing, and BOC approval

He shared the LUPA 01-21 background.

LUPA 01-21 Background

- 900 Knotts Hill Place / PIN 1763007038
- 10.09 acres / Vacant
- Undeveloped as part of the Huntsboro residential subdivision (1998)
- R-30 Zoning
- Environmental constraints from a stream crossing

He shared the LUPA 01-21- analysis.

LUPA 01-21 Analysis

- LUPA would increase the allowable density:
 - Max. 1.5 units per acre Max. 4 units per acre
- Surrounding area zoning and density:
 - Rutledge Landing: CU-R-10 (allows 4.35 units/acre)
 - Ashley Hills: R-20 (allows 2.17 units/acre)
 - Huntsboro: R-30 (allows 1.5 units/acre)
- Smithfield Rd/Poole Rd Community Activity Center
 - 130 acres / 17 parcels (some partial)
 - Moderate-scale mixed-use development that would serve the surrounding neighborhoods
- Town of Knightdale
 - Short-Range Urban Services Area (SRUSA) - Projected to be urbanized (served by municipal services) within next ten years
 - The KnightdaleNext 2035 Comprehensive Plan - Rural Place Type

- Proposed density is inconsistent with the Town's comprehensive plan, but TOK does not object to proposed amendment
- East Raleigh/Knightdale ALUP Goals
 - #1 Guide quality growth throughout the East Raleigh-Knightdale area in cooperation with local governments
 - #2 Encourage growth that will take advantage of existing and planned infrastructure so that municipalities are able to provide basic public services in accordance with their adopted plans

He shared staff findings.

Staff Findings

1. The density of the proposed land use amendment is largely similar to the current existing density of the surrounding area.
2. The proposed density will be achieved by tying onto the existing private sewer treatment system in the adjacent Rutledge Landing subdivision.
3. The proposed amendment is consistent the goals set forth by the East Raleigh/Knightdale Area Land Use Plan.
4. The proposed amendment is reasonable and in the best interest of the health, safety, and welfare of the general public.
5. The Town of Knightdale does not object to the proposed land use plan amendment.

He shared the LUPA 01-21 public notice/outreach.

LUPA 01-21 Public Notice / Outreach

- Adjacent property owners within 1,000 feet were sent letters notifying them of today's public hearing
- Staff mailed letters to owners of 265 properties
- Town of Knightdale staff awareness

He shared the planning staff recommendation.

Planning Staff Recommendation

That the Board of Commissioners adopts Land Use Plan Amendment 01-21 as presented.

He shared the planning board recommendation.

Planning Board Recommendation

Planning Board recommends that the East Raleigh/Knightdale Area Land Use Plan be amended to reclassify the 10.09 acres comprising 900 Knotts Hill PI from Residential Less than 1.5 Units per Acre to Residential 1.5 to 4 Units per Acre.

The Planning Board unanimously voted to recommend approval on May 5, 2021.

Chair Calabria opened the public hearing.

Ms. Gilyard shared that there was one citizen that signed up to speak.

Mr. Andy Petesch, Petesch Law, representing the property owner named in the petition. He shared background on the start of the process and how property owners were notified and the concerns that were addressed.

Chair Calabria closed the public hearing.

Commissioner Hutchinson thanked the Planning Board and their staff. He shared additional comments on the density and the application process.

Commissioner Thomas asked what were the concerns and issues that residents shared.

Mr. Nishawala shared comments on the parcels that were listed and where the access would lead. He shared that he assured residents that there were no changes to the process.

Commissioner Cervania shared comments on the inclusion of residents with language barriers and the translation that was offered.

Mr. Petesch provided comments on the stream and the setback on the property as well as comments on the inclusion of open space.

Commissioner Evans commended the process and the presentation that was given today. She shared comments on the urban effect that is forthcoming. She shared her support.

Commissioner Hutchinson moved, seconded by Commissioner Evans, that the Board of Commissioners adopts the proposed amendment to the East Raleigh/Knightdale Area Land Use Plan to reclassify the 10.09 acres comprising 900 Knotts Hill PI from Residential Less than 1.5 Units per Acre to Residential 1.5 to 4 Units per Acre. The motion

carried by the following vote:

Aye: 6 - Chair Calabria, Commissioner Cervania, Commissioner Evans, Commissioner Hutchinson, Commissioner West, and Commissioner Thomas

Absent: 1 - Vice-Chair Adamson

22. Public Hearing to Rezone a 10.08-Acre Parcel Located at 900 Knotts Hill Place from Residential-30 (R-30) to Conditional Use-Residential-10 (CU-R-10) [PLG-RZ-001350-2019]

Attachments: [PLG-ZP-001350-2019 BOC Item Summary.docx](#)
[rezoning slides.pdf](#)
[Rezoning staff report.doc](#)
[Rezoning Petition 04-29-21.pdf](#)
[Rezoning Petition Narrative 04-29-21.pdf](#)
[PB Minutes Excerpt.docx](#)
[ZP-900-19 Ordinance for Consistency Reasonableness Public Interest.doc](#)
[ZP-900-19 Ordinance for Approval of Rezoning Petition.doc](#)

Mr. Keith Lankford, Planner III, shared the background and process.

Background - Process**Rezoning**

- Must be consistent with Land Use Plan or be amended
- Amendments require justification, public hearing, and BOC approval

He shared the rezoning request and stated purpose.

Rezoning Request and Stated Purpose

- To rezone the 10.08 +/- acre tract from Residential-30 (R-30) to Conditional-Use-Residential-10 (CU-R-10).
- The stated purpose is to allow for the construction of up to 40 single-family homes.
- The rezoning decision must be based upon all possible uses--the range of uses are identical for R-30 and R-10.
- The petitioner has voluntarily provided a condition that prohibits any road connection to Knotts Hill Place "which will allow the natural buffer on either side of the perennial stream to be preserved and protected".

He shared the aerial-location map and a zoning map.

He shared the land use plan history.

Land Use Plan History

- 1976: General zoning was first applied to the eastern portion of Wake County.
- 2000: The East Raleigh/Knightdale Area Land Use Plan was adopted and designated this area for Residential less than 1.5 dwelling units per acre.
- 2011: The nearby Neighborhood Activity Center (NAC) at the Poole Road and Smithfield Road intersection was reconfigured and reclassified as a 128-acre Community Activity Center (CAC).
- 2021: This petitioner has requested a Land Use Plan Amendment (LUPA) to reclassify the subject property for Residential 1.5 to 4 dwelling units per acre (case PLG-LUPA-002583-2020).

He shared the land use plan consistency.

Land Use Plan Consistency

- The requested rezoning is consistent with the County Land Use Plan--assuming approval of the Land Use Plan Amendment (LUPA) to reclassify the subject property to Residential 1.5 to 4 dwelling units per acre (case PLG-LUPA-002583-2020).
- The petitioner has noted that they comply with 4 stated goals of the Land Use Plan, and 2 goals of the East Raleigh/Knightdale Area Land Use Plan.

He shared the public input/outreach.

Public Input / Outreach

- Town of Knightdale planning staff indicated that this request would be inconsistent with their comprehensive plan (although large areas to the north and west are already developed at higher densities).
- The petitioner has held 4 neighborhood meetings in 2019 and 2020 to discuss the proposed rezoning and subsequent development for up to 40 single-family homes.
- County Planning staff sent notification letters to all 265 property owners within 1,000 feet of the subject property and posted 2 signs at the site.
- In response, staff has only received 2 phone calls of a general inquiry, no opposition.

He shared other considerations.

Other Considerations

- The environmentally sensitive area along the stream between the subject property and the Huntsboro subdivision to the south will be preserved and protected (with a condition of no road connection to Knotts Hill Place).
- The site will be served by available capacity in the community water and wastewater system that serves the adjacent Rutledge Landing development.
- A detailed traffic assessment statement was performed and found that the traffic from these 40 new homes would have a minimal impact on the area roadways.
- The proposed development is comparable to existing developments.

He shared reasonableness and public interest.

Reasonableness and Public Interest

- For all the reasons noted above, the proposed rezoning, stated proposed use, and the permissible range of uses are reasonable, and in the public interest.

He shared staff findings.

Staff Findings

1. The proposed CU-R-10, the stated proposed use, and the permissible range of uses are consistent with the Land Use Plan (if the pending Land Use Plan Amendment, PLG-LUPA-002583-2020, is approved), are reasonable, and appropriate for the area.
2. The proposed rezoning complies with four (4) stated goals of the Wake County Land Use Plan and two (2) stated goals of the East Raleigh/Knightdale Area Land Use Plan.
3. A detailed traffic assessment statement indicated that the proposed 40-lot development would have minimal impacts on the studied intersections.
4. A detailed subdivision plan must be approved by the appropriate county and state agencies prior to future development to ensure compliance with all applicable regulations.
5. The Town of Knightdale does not object to the requested rezoning.
6. The Wake County planning staff has received no objections from the surrounding property owners or the general public.

He shared the Planning staff and Planning Board recommendation.

That the Board of Commissioners:

1. Adopts the drafted statement of consistency with the Land Use Plan, reasonableness, and public interest;
and *by separate motion*
2. Approves the rezoning petition, PLG-RZ-001350-2019, as presented.

(Both motions passed 9 to 0)

Chair Calabria opened the public hearing.

Mr. Petesch shared additional comments.

Chair Calabria closed the public hearing.

Mr. Lankford read the suggested BOC motion.

Suggested Board Of Commission Motion

That the Board of Commissioners holds a public hearing to consider rezoning petition PLG-RZ-001350-2019 and:

1. Adopts the drafted statement finding that the requested rezoning to Conditional Use-Residential-10 zoning, the stated proposed use of up to 40 single-family homes, and the permissible range of uses would be consistent with both the general Wake County Land Use Plan and the East Raleigh/Knightdale Area Land Use Plan, are reasonable, and appropriate for the area;
and *by separate motion*;
2. Approves the rezoning petition, PLG-RZ-001350-2019, as presented.

Commissioner Evans moved, seconded by Commissioner Hutchinson, that the Board of Commissioners hold a public hearing to consider rezoning petition PLG-RZ-001350-2019 and:

- 1. Adopt the drafted statement finding that the requested rezoning to Conditional Use-Residential-10 zoning, the stated proposed use of up to 40 single-family homes, and the permissible range of uses would be consistent with both the general Wake County Land Use Plan and the East Raleigh/Knightdale Area Land Use Plan, are reasonable, and appropriate for the area;**

and by separate motion;

- 2. Approve the rezoning petition, PLG-RZ-001350-2019, as presented.**

The motion carried by the following vote:

Aye: 6 - Chair Calabria, Commissioner Cervania, Commissioner Evans, Commissioner Hutchinson, Commissioner West, and Commissioner Thomas

Absent: 1 - Vice-Chair Adamson

23. Public Hearing on Proposed 2021 Installment Financing Agreement Not to Exceed \$584,065,000

Attachments: [20210621 - Item Summary - 2021 IFA Draw Program for Schools - Hold Pub Hrg. Adopt Issuance Res.docx](#)
[20210621 - Presentation - 2021 Installment Financing Agreement for Schools.pdf](#)
[20210621 - Attachment 1 - Authorizing Resolution.DOC](#)
[20210621 - Attachment 2 - Installment Financing Agreement.DOC](#)
[20210621 - Attachment 3 - Deed of Trust.DOC](#)

Mr. Todd Taylor, Debt Manager, shared the background for today's request.

Background for Today's Request

- Board approval required for proposed Installment Financing Agreement ("2021 Schools Draw Program")
- 2021 Schools Draw Program to fund Schools FY2022/FY2023 capital
- Prior Board action at June 7, 2021 BOC meeting:
 - Authorized Findings Resolution
 - Scheduled public hearing for today's BOC meeting
 - Request Local Government Commission (LGC) approval of 2021 Schools Draw Program
- Today is final required Board action: Conduct Public Hearing and consider final authorization of 2021 Schools Draw Program

He shared that the board elects use of Limited Obligation Bond (LOB)'s over General Obligation (GO) Bonds.

Board Elects Use of LOBs over GO Bonds

- Schools last 2018 Bond of \$548 million funded FY2020 and FY2021 capital needs of Schools
- No GO authorization remains for FY2022 or FY2023 capital needs
- In 2020 BOC elected not to pursue new GO bond on Nov 2020 ballot
- Necessitates instead pursuing limited obligation bonds ("LOBs") as permanent funding source for Schools upcoming FY2022 and FY2023 capital needs

He shared the short term draw programs in use since 2016.

Short Term Draw Programs in Use Since 2016

- County utilizes draw programs as a first interim step before issuing permanent GO bonds or LOBs
 - Short-term and temporary initial funding source
 - Utilized for sustained large capital needs - Schools and Wake Tech
 - Each draw program has about 4-yr duration
 - Draws made only as expense incurred; greatly reduces near term debt service
 - Slows or reduces necessary tax increases for capital
- Proposed 2021 Schools Draw Program is LOBs based and will fund Schools Capital for FY2022 and FY2023
- Over duration of 4-yr draw program, periodic LOBs take-outs are planned to convert drawn amounts to long-term permanent debt

He shared a chart showing the schools capital program for FY2022-FY2023 and a map of the major schools projects for FY 2022-2023.

He shared charts of the major school projects-location and timing, county funding and appropriation timing.

He shared new construction renderings of the Fuquay Varina Middle School and Felton Grove High School.

He shared the 2021 schools draw program specifics.

2021 Schools Draw Program Specifics

- Truist Bank, lowest cost RFP bidder, to provide \$584,065,000 funding for Schools FY2022 and FY2023 capital needs
- Collateral required to support the debt
- In joint School / County effort, 5 School properties identified as collateral pledge
- Schools will leaseback all 5 School properties through lease arrangement with County (no cost)
- Properties to be held in a Deed of Trust to support Draw Program over next ~ 4-yr
- Properties to be moved to a new Deed of Trust to support new County LOBs at time of future bond take-outs over next ~ 4-yr

He shared the fiscal impact already anticipated.

Fiscal Impact Already Anticipated

- Proposed 2021 Schools Draw Program has been long anticipated in the County's Debt and Capital Model as a matter of due course
- County continues to maintain its debt policies at desired metrics
- Associated closing costs and future debt service of proposed 2021 Schools Draw Program have already been incorporated into the County's FY 2022 Adopted Budget

He shared the relevant board goal.

Relevant Board Goal

- Proposed 2021 Schools Draw Program complements objectives of the 2021 Board Goal E4

Maintain a long-term funding plan for capital needs at the Wake County Public School System and Wake Technical Community College

He shared the take aways - 2021 schools draw program.

Take Aways - 2021 Schools Draw Program

- BOC elected not to pursue GO bond on 2020 ballot / to pursue LOBs
- County continues to utilize draw program strategy as interim step
- As low-cost bidder in RFP process, Truist Bank selected to administer 2021 Schools Draw Program over next ~ 4-years
- Collateral required on LOBs; 5 School facilities to be pledged long-term
- Proposed County funding of FY2022-FY2023 School capital needs:
 - \$584,061,000 debt appropriation over 2-years (via 2021 Schools Draw Program)
 - \$111,877,000 cash appropriation over 2-years
 - \$695,938,000 total funding as per rolling seven-year CIP FY2022-FY2028
- Fiscal impact already anticipated in County's FY 2022 Proposed Budget; Debt policy metrics remain at desired levels

Chair Calabria opened the public hearing.

There were no public hearing comments

Mr. Taylor shared the requested board action.

Requested Board Action

That the Board of Commissioners upon conclusion of a Public Hearing on the proposed matter, adopt a resolution authorizing the execution and delivery of an installment financing agreement, a deed of trust and related documents in connection with the financing of the construction and equipping of certain public school facilities for the County of Wake, North Carolina in an amount not to exceed \$584,065,000.

Commissioner Evans moved, seconded by Commissioner Thomas, that the Board of Commissioners upon conclusion of a Public Hearing on the proposed matter, adopt a resolution authorizing the execution and delivery of an installment financing agreement, a deed of trust, and related documents in connection with the financing of the construction and equipping of certain public school facilities for the County of Wake, North Carolina in an amount not to exceed \$584,065,000.

Aye: 6 - Chair Calabria, Commissioner Cervania, Commissioner Evans, Commissioner Hutchinson, Commissioner West, and Commissioner Thomas

Absent: 1 - Vice-Chair Adamson

24. Approval of FY2022 Funding Agreement with Alliance Health for Behavioral Health Services

Attachments: [Alliance Agreement Item Summary.docx](#)
[Alliance budget slides.pdf](#)
[Wake County Funding Agreement FY22 with Alliance.docx](#)

Ms. Denise Foreman, Assistant County Manager, shared the funding agreement history.

Funding Agreement History

- Since 2012, Wake County has provided funding to Alliance Health to engage the services of community providers for specific programs and services that might not otherwise be available for Wake County residents
- Wake County and Alliance work together to establish the service areas that will receive County funding and leverage state and federal dollars
- These services address identified gaps in the services continuum in the key areas of crisis services, criminal justice, housing, familiar faces and access/coordination

She shared the FY22 funding.

FY22 Funding

- Organized by budget unit code to accommodate reporting needs
- Total funding for FY22 provides up to \$17,545,997

She shared the funding categories.

Funding Categories**Crisis Services**

- Inpatient psychiatric care
- Enhanced mobile crisis partnership with EMS

Treatment

- Adult outpatient care in Raleigh, regional centers and now at Departure Drive
- Behavioral health urgent care and Oak City Cares
- Substance use treatment program support

Criminal Justice

- Post-release, intensive outpatient/case management for adults with co-occurring mental health and substance use diagnosis
- Care coordination for court involved individuals

Residential

- Adult transitional housing for individuals leaving substance use treatment
- Case management for supportive housing clients
- Transitional housing for familiar faces with intensive case management and peer support

Supports

- School based care coordination team
- SOAR benefits eligibility workers
- Community recovery center
- Recreational programming for adults and children with intellectual and developmental disorders
- Network of Care management and licensing
- Mental Health First Aid training

Administration

- 1 percent to cover administrative costs including provider

contracting, payment and monitoring and performance reporting

She shared the key terms of funding agreement.

Key terms of funding agreement

- Terms covers full fiscal year
- Funding provided quarterly on reimbursement basis
- Funding may be redistributed between categories with County Manager's approval
- Quarterly performance reports provided by Alliance
- Funds unspent at the end of the fiscal year are moved to a designated fund balance for future support of behavioral health services
 - Approved FY22 budget projected to use \$3.95M of designated fund balance

She shared the summary.

Summary

- Request authorizing the County Manager to enter a Funding Agreement with Alliance Health for FY22 in amount not to exceed \$17,545,997
- A tri-party Funding Agreement between UNC Health Care, Wake County, Alliance will be brought forward in July for FY22 behavioral health services at WakeBrook

Commissioner Cervania shared her thanks and support for the work with Alliance.

Commissioner Thomas shared comments on post pandemic and the services that will be needed even more, i.e., mental health issues.

Commissioner West asked if there was an organizational chart depicting the flow of this item.

Ms. Foreman shared comments on the complexity of the flow. She shared examples of how to engage in treatment, the need for housing, disorders and how a resident is admitted into the programs. She shared that the work of the board supports these complexities.

Commissioner Hutchinson shared comments on the lives that have been impacted through programs that Alliance supports.

Chair Calabria echoed the appreciation for all the work that has been done with Alliance. He reflected on how many new services have been

developed and are now in place since he began as a Commissioner in 2014. He reiterated Commissioner West's comments on the need for some way to communicate all of this information and available services to the community to raise awareness and suggested that the Communications Department work on putting together a document that can encapsulate the information.

Manager Ellis shared that Alliance Health is involved in the work that Wake County does.

Commissioner Cervania moved, seconded by Commissioner Thomas, that the Board of Commissioners authorizes the County Manager to enter into a funding agreement not to exceed \$17,545,997 with Alliance Health that provides funding for behavioral health services subject to terms and conditions acceptable to the County Attorney.

Aye: 6 - Chair Calabria, Commissioner Cervania, Commissioner Evans, Commissioner Hutchinson, Commissioner West, and Commissioner Thomas

Absent: 1 - Vice-Chair Adamson

Manager's Report

25. Appreciation of Support for the PNC Mass Vaccination Site

Attachments: [Board of Commissioners Appreciation Photo.docx](#)

Mr. Darrell Alford, shared the PNC Mass Vaccine Appreciation. He thanked his team that included Ms. Kim McDonald, Physician Director; Mr. Josh Creighton, Deputy Director of Fire and Emergency Services; and Ms. Nanette Bowler, Human Services Director. He presented the commissioners with a portrait of the PNC vaccination center. He thanked Manager Ellis, Johnna Sharpe and Emily Lucas for their hard work and support.

Mr. Darrell shared that the PNC site became the premiere vaccination site thanks to TEAM Wake and the 40 partners who shared in making it happen. He shared the following remarks:

From the beginning of the battle with COVID19 in March of 2020, one thing has been very clear and constant. TEAM. Let me say that again TEAM. TEAM Wake and its countless partners have stepped up and performed on every occasion from the very beginning with learning about social distancing, isolation, quarantine, testing, right up to the past few months

with vaccination efforts. This has been a TEAM effort. Whenever there is great TEAM, you can always find great management. The County Managers Office (David, Johnna and Emily) have provided leadership and direction that has given TEAM Wake the ability to take the necessary steps to better leaders and front runners in the fight against COVID the entire way. Last but not least, great management in government is backed by a supportive board and that would be each of you. Knowing that we had your support in each step we took, has made TEAM Wakes' journey much easier. We are very grateful for your support since March of 2020.

Before I make the actual presentation, let me remind you...Wake County is 70% vaccinated. That is a huge tribute to TEAM Wakes static vaccination location as well as the Mass Vaccination site at PNC Arena. The PNC site very quickly became the premier site in the state thanks to our over 40 partners. Over 87K vaccinations in 42 days of operations, with a daily record of 3,801. That is an average of over 250 vaccinations an hour. Again, this could not have happened without the support of TEAM Wake, our partners and the support of each of you. On behalf of TEAM Wake, we have placed a framed photo in each one of your offices on the 4th floor.

Chair Calabria thanked TEAM Wake for the presentation. He said that this has been a very difficult time to be in local government and that this group really came through on this challenge and made such an amazing difference for the citizens within Wake County.

The board shared their thanks and support to TEAM Wake.

Ms. Nanette Bowler, Human Services Director, shared acknowledgements to TEAM Wake and shared that they are the real heroes.

Other Information

Closed Session

Mr. Scott Warren, Attorney, shared that there was a need for a Closed Session pursuant to G. S. 318.11(a)(4).

Commissioner Evans moved, seconded by Commissioner Hutchinson to go into Closed Session.

Excused: 1 - Vice-Chair Adamson

Adjourn

The meeting adjourned at 4:35 pm.

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

Aye: 6 - Chair Calabria, Commissioner Cervania, Commissioner Evans, Commissioner Hutchinson, Commissioner West, and Commissioner Thomas

Absent: 1 - Vice-Chair Adamson

Respectfully submitted,

Yvonne C. Gilyard, NCCCC
Deputy Clerk to the Board