

WAKE COUNTY BOARD OF COMMISSIONERS

Regular Meeting

July 6, 2010

2:00 p.m.

Room 700, Wake County Courthouse

Members present were: Joe Bryan, Harold H. Webb, Lindy Brown, Paul Coble, Tony Gurley, Stan Norwalk, Betty Lou Ward

Others attending were: David C. Cooke, County Manager, Susan J. Banks, Clerk to the Board, Scott Warren, County Attorney, Denise Hogan, Deputy Clerk and Deputy Managers Joe Durham and Johnna Rogers.

Meeting Called to Order: Chairman Tony Gurley

Pledge of Allegiance

Invocation: Chairman Tony Gurley

Items of Business

Approval of Agenda

Betty Lou Ward motioned, seconded by Paul Coble, to approve the agenda.

Mr. David Cooke, County Manager, stated an item from Wake Technical Community College needed to be added to the agenda in order for them to begin on the Health Sciences Building Parking Deck.

The motion passed unanimously.

Approval of the Minutes of the Commissioners' Regular Meeting of June 21, 2010

Chairman Gurley suggested that in the future, in order to prevent some of the issues from the last meeting relating to the minutes, that the video of the meeting be incorporated into the minutes, so that all the dialog is captured, so a true and accurate record is always available. Commissioner Bryan said that minutes are the official action of the board and a video could supplement but not take the place of the voted upon approved minutes. Chairman Gurley suggested that the board approve the minutes of the June 21st meeting and incorporate the video by reference as an attachment to the official minutes and further, that future minutes be adopted with reference to the meeting video for more detailed information. Vice Chair Ward asked if that would be legal. Mr. Scott Warren, County Attorney, said that the minutes are the Board's minutes but they can incorporate whatever they want in the minutes. He said he was satisfied with that suggestion.

Tony Gurley motioned, seconded by Paul Coble, to approve the minutes of the Commissioners' Regular Meeting of June 21, 2010 as presented and to reference the meeting video as part of the minutes, and for future minutes the video will be incorporated with the approval of the minutes, when a video is available.

The motion passed unanimously.

Chairman Gurley stated that videos of the Board's regular meetings are available on the Wakegov.com website.

Retiree Recognition

Mr. David Cooke recognized Ms. Nancy Medlin, Mr. David Jarmon, and Ms. Nancy Dixon for their years of service to Wake County. Ms. Medlin served 30 years, Mr. Jarmon served 26 years, and Ms. Dixon served 29 years. He presented plaques to each of them for their service.

Consent Agenda

Betty Lou Ward motioned, seconded by Paul Coble, to approve the consent agenda as presented.

The motion passed unanimously.

Wake County Juvenile Crime Prevention Council Annual Plan and Certification for FY 2010-11

Betty Lou Ward motioned, seconded by Paul Coble, to adopt the Wake County Juvenile Crime Prevention Council Annual Plan and Certification for Fiscal Year 2010-2011 and affix signatures on appropriate forms.

The motion passed unanimously.

The intent of the Juvenile Crime Prevention Councils and their funding strategies is to keep youth out of the juvenile court system, Youth Development Centers and to reduce recidivism. The NC Department of Juvenile Justice and Delinquency Prevention (DJJDP) requires each county to prepare an annual plan before releasing the county's allocation of DJJDP funds. The annual plan is prepared by the local Juvenile Crime Prevention Council and includes results from its community needs assessment, resource assessment, priority strategies/outcomes, and funding recommendations.

For FY 2010-11, Wake County will receive \$1,171,637 in state funds from the NC DJJDP. The local match requirement (30%) has been identified by each program as well as by the Human Services Department. Both the matching funds and state revenues are included in the FY 11 budget. No county positions will be created by these funds.

Executive Summary

The Wake County Juvenile Crime Prevention Council (JCPC), in fulfillment of the duties and responsibilities as set forth in the General Statutes of the State of North Carolina, has completed the activities required to develop this County Plan for FY 2010/2011 (July 1 2010 – June 30, 2011).

The JCPC has identified issues and factors that have an influence and impact upon delinquent youth, at-risk youth, and their families in Wake County. Further, the JCPC has identified strategies and services most likely to reduce/prevent delinquent behavior.

JCPC Action Plan: An Action Plan to impact delinquent behavior (included in this document) has been developed. With the goals, measurable objectives and corresponding outcomes, the JCPC proposes to prevent or reduce delinquent behavior in Wake County youth.

Priorities for Funding: Through a risk & needs assessment of Wake County youth and

a resource assessment in the county, the JCPC has identified major service gaps which include the development and strengthening of effective and accessible alternatives for suspended youth and interventions for violent and gang involved youth.

The risk and protective factors prioritized by the JCPC for the 2010/2011 Request for Proposals include:

Risk Factors

Aggressive/Assaultive behaviors
Gang involvement/association
Association with delinquent/gang involved peers
Poor parental supervision
Ineffective parenting skills
Serious school behavior problems
School suspensions

Protective Factors

Social competencies and problem solving skills
Healthy sense of self
Positive expectations/optimism for the future
Appropriate family communication
Effective parental supervision and skills
Opportunities for positive family, adult and peer involvement
School connectedness

Monitoring and Evaluation: Each program funded by JCPC in the past year has been monitored. The monitoring results and program outcome evaluations were considered in making funding allocation decisions for the upcoming year. The JCPC continues to conduct monitoring of its action plan and its funded programs on a biannual basis.

Funding Recommendations: Having published a Request for Proposals for needed services for a minimum of thirty (30) days, the JCPC has screened the submitted proposals and has determined which proposals best meet the advertised needed services. As required by statute, the JCPC recommends allocation of the NC Department of Juvenile Justice and Delinquency Prevention (NC DJJDP) Funds to the following Programs in the amounts specified below for FY 10-11. Program descriptions begin on page 16.

Agency	Program	DJJDP	County Match
CORRAL Riding Academy	CORRAL 2010/2011	22,222	5,778
Family Resource Center	Parenting Wisely	51,716	13,446
Haven House	Restitution	211,959	63,588
Haven House	Second Round	30,317	7,883
Haven House	Structured Day	257,120	66,851
Haven House	Wrenn House	108,784	28,284
Literacy Council of Wake County	Juvenile Literacy Center	47,594	12,375
ReEntry	Teen Court	126,691	32,940

Riley Hill	Right Choice	47,619	12,381
Standing Inside the Gap, Inc.	Standing Inside the Gap Mentoring Program	23,810	6,190
Wake County Human Services	4H Spaces	82,106	21,348

The JCPC further recommends that \$15, 500 be allocated from the NC DJJDP funds for the administrative costs of the Council for FY 10-11.

The JCPC makes the following additional recommendation to (or brings the following to the attention of) the NC Department of Juvenile Justice and Delinquency Prevention:

- The Wake County Juvenile Crime Prevention Council believes the Restitution/Community Service program should be a core program available to all courts across the state.

Respectfully submitted,
Beth Nelson, Chair
Wake County Juvenile Crime Prevention Council

**Wake Coordinated Transportation Services Apprenticeship Grant
Authorizing Resolution**

Betty Lou Ward motioned, seconded by Paul Coble, to execute an authorizing resolution to accept \$30,955 for an Apprenticeship Grant from the North Carolina Department of Transportation and amend the budget accordingly.

The motion passed unanimously.

	Total	State Allocation	Local Funds
Apprentice Grant	\$ 34,395	\$30,955	\$ 3,440

**RESOLUTION
AUTHORIZING WAKE COUNTY
TO ENTER INTO AN AGREEMENT WITH
THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION**

A motion was made by Commissioner Betty Lou Ward and seconded by Commissioner Paul Coble for adoption of the following resolution and upon being put to a vote was duly adopted.

WHEREAS, **Wake County** has requested the North Carolina Department of Transportation to assist in the funding of Apprentice Intern Program in the amount of \$30,955 and

WHEREAS, **Wake County** will provide ten percent (**10%**) of the cost of the above described project;

NOW, THEREFORE, BE IT RESOLVED that **Tony Gurley, Chairman of the Wake County Board of Commissioners** is hereby authorized to enter into a contract with the Department of Transportation and execute all agreements and contracts with the North Carolina Department of Transportation, Public Transportation Division.

.....
I, **Susan J. Banks**, do hereby certify that the above is a true and correct copy of an excerpt for the minutes of a meeting of the Wake County Board of Commissioners duly held on the 6th day of July, 2010.

Clerk to the Board
Wake County Board of Commissioners

* the official authorized to enter onto agreement **SHOULD NOT** sign the resolution.

Tax Committee Recommendations for Value Adjustments, Late Filed Applications, Collections Refunds and Tax Collections

Betty Lou Ward motioned, seconded by Paul Coble, to approve the Tax Committee Recommendations for Value Adjustments, Late Filed Applications, Collections Refunds and Tax Collections.

The motion passed unanimously.

1. Report of Collections – Wake County Only – May 2010
2. Wake County In-Rem Foreclosure Progress Report – May 2010
3. Consideration of Refund for Taxes, Interest, and Penalties: (Wake County and Town of Apex), (Wake County and Town of Cary), (Wake County and City of Raleigh), (Wake County and Town of Wake Forest)
4. Consideration of Requests for Adjustments, Rebates, and/or Refunds of Penalties: (Wake County and Town of Apex), (Wake County and Town of Cary), (Wake County and Town of Fuquay-Varina), (Wake County and Town of Garner), (Wake County and Town of Holly Springs), (Wake County and Town of Knightdale), (Wake County and Town of Morrisville), (Wake County and City of Raleigh), (Wake County and Town of Wake Forest)
5. Request for Tax Relief-Late Filed Applications: (Wake County and City of Raleigh), (Wake County and Town of Wendell)
6. Rebate Details: (Wake County and Town of Apex), (Wake County and Town of Cary), (Wake County and Town of Fuquay-Varina), (Wake County and Town of Garner), (Wake County and Town of Holly Springs), (Wake County and Town of Knightdale), (Wake County and Town of Morrisville), (Wake County and City of Raleigh), (Wake County and Town of Rolesville), (Wake County and Town of Wake Forest), (Wake County and Town of Wendell), (Wake County and Town of Zebulon)

Regular Agenda

Accept \$291,530 of Federal Funding from the North Carolina Department of Health and Human Services for Ryan White Part B Care Services Program

Ms. Karen Best, HIV/STD Clinic Program Manager, Wake County Human Services, asked the Board to accept an additional \$291,530 in program funding to support the HIV Patient Management Model regional network of care for a total amount of \$964,896 in funding for FY 2011 and authorize the additional of 3.5 full time equivalent positions as follows:

- 1.0 FTE Accounting Tech
- 0.5 FTE Administrative Assistant
- 2.0 FTE Data Entry Clerks

Lindy Brown motioned, seconded by Harold Webb, to accept \$291,530 of additional Federal Funding from the North Carolina Department of Health and

Human Services for Ryan White Part B Care Services Program, establishes 3.5 FTEs and appropriates the budget accordingly.

The motion passed unanimously.

Public Comments:

Mr. Sherman Biggerstaff, resident of Chesterfield Village located across from the Forest Ridge School site, said that he found out about the high school planned a block from his neighborhood. He said that he did not live in the City of Raleigh. The representative from the Board of Education notified him of the plans for the school. He said that traffic is a problem already in his neighborhood. A traffic study was conducted. The Forest Ridge site will cost \$2.1 million for blasting of rock. He said that there may be muddy water in his well, cracked foundation, disruption of water supply, or maintenance issues. He said that he is frustrated over the predictions of children that will be attending this school. He said that Heritage and Wake Forest schools are nearby. He said the Rolesville site is more economical. He said that he cannot understand the reason the Board of Education decided on the Forest Ridge site. He asked the Board of Commissioners not to waste any more taxpayer money.

Mr. Drew Mickus said that last May he moved near the Forest Ridge school site. He said the Rolesville site has the roads in place to take on the traffic whereas the Forest Ridge site will require millions of dollars for road improvements. Clearing of the property and sewer lines have been run on the Rolesville site creating a financial savings. The Forest Ridge site will require clearing, blasting granite, crossing creeks, and running of sewer lines. The Rolesville site may be 3 miles further but it is down the 4-lane major Highway 401. He asked the Board to approve the Rolesville site.

Mr. Ronald White, spoke representing the South Central Branch of the NAACP, said that the School Board was not talking about educating the youth but going back to a non-diversified school system. He said the H6 site is not a good site. He said the site has been misrepresented. He asked the Board of Commissioners to stop the funding until there is an appropriate and clear piece of land. He said that the School Board has said the blasting of granite for the Forest Ridge site would not hurt the foundation of the nearby homes, the wells or the septic systems. He asked the board to stop the funding on the H6 property and look at more feasible property. He said the Board of Education has misled the Board of Commissioners and the public and misspent money. Diversity and the education of the children is the goal. He asked when the Board of Education started building roads. On the Forestville Road property, more will be spent doing a 4-lane than the transportation study showed for five years. He said the Board of Education does not have the expertise to educate the children. In looking into this for the last four months, he has not received an answer about the textbooks for the students. He pleaded with the Board of Commissioners to not approve the H6 site but find a better piece of property.

Ms Terri Cook, Chesterfield Village resident, said that \$7.4 million was the estimate provided by the North Carolina Department of Transportation, based on the May 2009 Tax Impact Analysis Report, which does not include the traffic information from Heritage High School or the information about the new elementary school that will be built on the Forestville Road site. The conclusion is that the traffic has been substantially underestimated. She said other erroneous data was that by building Leland Drive, it will eliminate needing improvements to the Ligon Mill Road, Taylorsville Road and Greenville Loop Road. She said it would protect Chesterfield Village if the entrances on Leland Drive and Ligon Mill Road were the only two entrances planned but that is not the case. She said in a letter from the Raleigh Transportation Services Department dated December 2009, indicated the City of Raleigh will require a

road be built between the H6 school site and Stonegate Subdivision. Traffic will be routed through the Stonegate Subdivision and will become a problem through the subdivision. The City of Raleigh also will require Canyon Drive be built when the elementary school is built. Leland Drive will only be a temporary solution.

She said another bit of incorrect information was that if the Board of Commissioners does not approve the Rolesville site today, then the H6 school will not be built. She said the Board of Education has stated it will not return to the Forestville Road site because it has too many problems. She said she and her neighbors will have to continue to oppose the Forestville Road site until actual solutions are proposed. She said the only result of voting against the funding of the purchase of the Rolesville site is the delay of the building of the H6 high school.

Mr. Dan Haberek, Concerned Citizens of Chesterfield Village, said that the Forestville Road site will be expensive to develop. He shared a map of Site U in Rolesville. He said that Site U is a better site which could be ready in 2013 if approved. He understands the Board of Education will not go back to the Forestville Road site. He asked the Board of Commissioners to be "part of the solution and not the problem."

Ms. Gretchen Britt asked the Board to consider approving the site to service the students in the Northeastern part of Wake County. The Quarry Road site is the best option. She said that citizens spoke out and asked the Board of Commissioners to consider the citizens in that area. She asked the Board to purchase the Quarry Road Site.

Mr. Chester Raybon said that the differences in the sites are likely the same. He said the Quarry Road site is full of rock and topographically is probably the worse site. He said he was here to save children's lives. The bypass has a super street intersection that is 400 yards from the site. A super street intersection has about 2300 cars per day. He said that would mean about 11,500 cars per day would be coming through that intersection on the bypass where the school is being built. About 1,000 cars per day would be added to the traffic from the school. He said he researched and there was very little information available on this topic. The Federal Highway Commission estimates one accident for every 180,000 cars at this superintersection or one accident every 9 or 10 days. He asked the Board to table their decision to get correct numbers on the traffic. The numbers they have are totally wrong. He said 120,750 cars per year will go through this intersection with 40 accidents per year with 3 accidents per month with 50% ending in a fatality. There is no stoplight at this intersection. He explained that he has a niece that will be affected that will go to this school. Students will have to go through this intersection two to three times per day.

Ms. Carolyn Poole, Town of Wake Forest resident, said her family has lived on Forestville Road for 100 years. She lives one half mile from the H-6 site. She spoke of sitting in the slowly inching traffic by the H-6 site each morning. She heard Mayor Meeker's speech about the H-6 site on WPTF recently. She stated that Mayor Meeker said that by asking students to drive an additional two miles per day wastes community resources and the school should be put where the students are and not in some remote location. She said the Mayor has labeled 21,000 feet down a four lane highway as "remote". She said Mayor Meeker's solution was to bus 4,000 students two miles on a two lane road with already gridlocked local traffic. She said the H-6 vote and the issue of diversified public education are distinctly different situations. Withholding funds or withholding the vote of approval in order to promote a personal agenda reeks of political extortion. She said with the exception of one, the Board of Education has put personal agendas aside and voted to support the Rolesville site.

Mr. Tim Raffensperger said that he lives on Forestville Road right across from the Forest Ridge site. He said that traffic is a problem everyday on Forestville Road and it is getting to be a nightmare. He said he could not imagine how much worse it could get once a high school was built there. He expressed his concern over the site and how this will affect his life. He has lived there 26 years. He said that traffic, his quality of life, and peaceful atmosphere will be affected. He said he has watched the growth and changes and is a champion of growth. He was worried about his property values. He was not looking forward to the traffic, lights during athletic events, and busing. He was strongly opposed to the Forestville Road site. He has looked at the Rolesville site and it is a better choice.

Mr. John Felmet, 2605 Forestville Road, said his home is directly across from one of the school entrances. He said that when the road is widened in front of his house his septic line will be cut in two and he will be forced to move his septic system to his back yard. He said Tim Raffensperger is his neighbor and they saw four or five cars passing each other last month with one almost going into a neighbor's front yard. He said after 7:30 a.m. in the morning, they cannot make a left turn out of their driveways because the traffic is already that bad. All the neighbors will have to move their septic systems. Since blasting began over on Highway 401, a neighbor has had brown water from his well. He expressed concerns about the blasting of granite for the school construction affecting the foundation of his and his neighbors' homes.

Mr. Jeff Rassmussen, a student at Wake Forest Rolesville High School, said that Forestville Road is a narrow road and inexperienced drivers are going to have accidents. He lives off Burlington Mills Road in the Whipperwill Valley Subdivision. He said the noise from the bands and football games from the Heritage High School campus can be heard at his home. He said he did not think the neighbors on Forestville Road would want to hear the bands and crowds at football games. He thought the school should be located in a different area and not 2.7 miles away from the Heritage High School campus.

Ms. Maureen McBride said that she recently moved to the Wake Forest area from Virginia Beach. She said they chose to move to Wake Forest because of the "feel" of a peaceful quiet neighborhood with narrow streets and established neighborhood. She said the H6 location on Forestville Road is not ready to be developed. She circulated a map to the Board to point out the location of her home which would be right across the street from a stadium. She noted that they saved for seven years to buy their dream home and a football stadium across the street was not what they had in mind. She hoped the Board would consider the Rolesville site.

Mr. Mark Bradley said he did not know a high school was planned across the street until they were closing on their house. He was concerned about the quality of life and traffic concerns if the high school is built on Forestville Road. He said they understand the bedrock, wells, possibility of contamination, and they also have blind curves on Ligon Mill Road. He said he visited the Rolesville site and it is the better site.

Mr. Ron Margiotta, Chairman of the Wake County School Board, said that Wake County Public School System will not build the H6 school on the Forestville Road site. He said the site was rejected because of the cost, the cemetery, and the traffic issues which have not been resolved. He said there was disappointment by the Board of Commissioners over the explanation of the cost on the Forestville Road site. He said that the Board of Education has found the new site (Rolesville) to be more cost effective. He complemented the real estate staff on finding this site. The infrastructure is in place at the Rolesville site. School seats are needed now in that area of the county and if the board would approve the site, the school could open in 2013. If the site is

delayed today, it will delay the opening of this school an additional year. He asked the Board of Commissioners to approve the cost effective Rolesville site. He also thanked the Board of Commissioners for approving the budget request for the Wake County Schools.

Ms. Amy Lee asked the Board of Commissioners to approve the H6 high school site. She stated that the students that needed the new school do not live in Rolesville and parents do not work in Rolesville. She noted the Board of Education had spent money freely and ignored county commissioners promise to tax payers. She said they have paid for two lawyers, two superintendents and want to buy land for a high school twice. The Board of Education paid for a survey that showed 95% of parents are happy with their children's school, and chose to ignore it. She said that the Board of Education has chosen the most expensive search firm for the hiring of the new School Superintendent and have probably already decided who to hire. She spoke of the Board of Education having met privately prior to the first official meeting of their board in December 2009. She said she and two friends witnessed a private meeting of Paul Coble and Chris Malone. She said to sell the 2006 bonds, the taxpayers were told that new schools would be opened on a year-round calendar and convert several existing schools to year-round calendars, as displayed in a video of Mr. Gurley. The Board of Education has ignored that promise by opening new schools on a traditional calendar and switching year-round calendar schools to a traditional calendar in spite of the promise to taxpayers. The impacts of these decisions will require a two cents tax increase by 2012. She questioned if that tax increase would cover the increased spending by the Board of Education or would there be a need for more tax increases.

Mr. Frank Hodge, Rolesville Town Commissioner for twenty-nine years, noted that he had two children and four grandchildren that have graduated from Wake Forest - Rolesville High School and a grandson entering the newly revitalized Wake Forest Rolesville High School this year. He complimented Ms. Betty Parker for finding the Rolesville school site and asked the Board of Commissioners to look forward not backwards.

Ms. Molly Robidoux, a teacher, resident of Wake Forest and mother of two young children, said she was wanted to plead her case for the new school site. She said that in the last meeting she stated that a poor school site may be chosen as a political decision against the new Board of Education. She made the previous statement because she noted no one questioned the traffic problems from having two high schools two miles apart on a two lane road. She said the new Heritage High School is only accessible by the Forestville Road. She said with the proposed H6 site on Forestville Road there would be 4,000 students traveling to two high schools on the same road with access only on Forestville Road. She said the Rolesville site is a better option which would save time and money. She said that the safety of students is important. She said that the Rolesville site will be on a corner lot with access from two roads and could be completed and open by 2013. She said with the Town of Rolesville being the fastest growing town in the state, there will not have a problem with capacity. She spoke of the possible traffic accidents that could happen on Forestville Road with two high schools within two miles of each other. She asked the Board of Commissioners vote, not be based on the newly elected Board of Education's policies but on a proper school site, not diversity versus neighborhood schools. She asked the Board to vote for the Rolesville school site.

Ms. Debbie Vair said that the Board of Education did not purchase the H6 site and would abandon the H6 site. She reviewed the reasons the Board of Education should abandon the H6 site on Forestville Road; such as, \$7.0 million in road improvements, infrastructure, enormous amounts of granite, water tables, and historic slave cemetery. If the Board does not vote to

purchase the Rolesville site, more money and time will be spent. She addressed the question about an appropriate fire truck for a four story school building and noted that a three story middle school is also being built on Burlington Mills Road. Schools have fire sprinklers and fire walls. The traffic gridlock on Forestville Road would be more of a problem because the fire truck would not be able to get through. She said the Wake Forest, Rolesville and City of Raleigh fire departments work together. She spoke of a fire at the Highland Creek Subdivision where eight houses burned. There isn't anywhere to pull off the road for emergency vehicles to get through the gridlocked traffic. She said that the Forest Ridge site has archeological history which she has been trying to get looked into for two years. They found headstones in a cemetery found at the site. She said an archeologist was paid \$10,000 for a two week study of the area. The report said it was not possible to conclusively identify the stones in the cemetery. She said the headstones are marked and appear to be African American. She asked the Board to vote for the Rolesville site because it is the best site for the community.

Land Acquisition for a High School in the Rolesville Area (H-6) (Second Reading)

Mr. Don Haydon, Chief Facilities and Operations Officer for Wake County Public Schools System, said Ms. Betty Parker would give a presentation of the materials and summary of the site information. Ms. Parker said the commissioners had questions during the last presentation and a written response was provided late last week. In addition, supplemental information was being provided today including the summary of the appraisal obtained this morning that supports the purchase price. In the presentation, Ms. Parker identified the target ring for the H6 site identifying the Forestville Road site and sites T, S, and U. S and T were eliminated by the Board of Education because of drawbacks on those sites and selected Site U. She pointed out Heritage High School, Wakefield High School, the H6 site and the one mile circle around each school site. She said there was a service gap and there were some developed and less developed areas. The site is surrounded by Heritage, Millbrook, Wakefield and East Wake High Schools showing that this H6 school would fill the gap left from those schools. An aerial photo of Site/Parcel U was provided showing it was predominately agricultural use for some time. The Site U property is owned by St. Lawrence Homes which has already pursued and received a rezoning permit for the lot from the Town of Rolesville. A feasibility study and concept plan has been conducted for the site. She said they have identified where to place a high school and a future elementary school on Site U. With 143 acres on the site, there will be 50-52 acres available for surplus. Ms. Parker shared pictures of the site for each direction. There is a large pond on the eastern side which is environmentally protected.

Ms. Parker shared the Pros and Cons of Parcel U.

PARCEL U - PROS

- Owner is a willing seller
- Lowest land price cost per acre of alternate sites considered
- Fewest topography issues of alternate sites considered– no retaining walls or stream crossings anticipated
- Lowest estimated on-site development costs of alternate sites considered
- Sewer service available on site, water service available 1,600 feet from site.
- Lowest estimated public infrastructure costs of alternate sites considered
- Access to site: Ample road frontage on two sides for entrances into site
- Primarily non-residential area
- No public roads are anticipated to be required on site.
- Significant due diligence information provided by seller: Phase I ESA, Geotechnical Subsurface Exploration, Streams and Wetlands Delineations &

Mapping, DWQ Jurisdictional Determination, Boundary Survey, Partial Topographic Survey

- Reasonable likelihood of opening in 2013

PARCEL U – CONS

- More than one mile outside Target Ring
- Minor Streams and wetlands limitations
- Presence of subsurface rock

Ms. Parker said that the Town of Rolesville, the City of Raleigh and the North Carolina Department of Transportation had been contacted about water, sewer and road access and improvements. This site had the lowest costs for the infrastructure improvements as compared to the Forestville Road site. There are no public roads to be considered on the Parcel U site which was a significant cost on the Forestville Road site. The area is primarily a non-residential area. She noted the seller is a developer and willing to sell. Approval has already been received on stream and wetlands delineation. She said that 80% of the topographical work has been done on the site. The due diligence having already been done reduces the cost to the schools significantly and allows moving forward efficiently on the goal to open the school in 2013. She shared a comparison of total infrastructure and land costs of the Forestville Road site and Parcel U site. She said there is up to a \$5 million cost difference in the two properties. She said that various schools would benefit from the site.

Commissioner Brown asked where the children will come from to make up the attendance of the H6 school. Ms. Parker said that the Wakefield students will be affected. Students living east of Capital Boulevard would be assigned to H6 as well as some students who attend the Wake Forest Rolesville and Heritage High Schools. There are also some students from Knightdale High School will be affected. Commissioner Brown asked about the expenditures on the original H6 site. Ms. Parker referred to the package of information provided today. Commissioner Brown asked for the exact amount that has been invested in the H6 site so they will know the cost if another site is chosen. Ms. Parker said \$8.7 million of the \$20.6 million total cost has been expended on the H6 site on Forestville Road. One half of the \$8.7 million expended was for land acquisition with other costs including rezoning, due diligence, traffic analysis services and some technology analysis. The cost of road improvements has not been expended because the improvements have not been started. She said the chart provided the infrastructure costs, costs to buy the land and to get the land to a buildable state. Ms. Parker said the work has stopped on the Forestville Road site. Chairman Gurley clarified that the remaining \$4.296 million is not obligated to be paid because the contractor is not doing any work on the property. The county has about \$4.0 million invested in the Forestville Road Site above the land cost. Ms. Parker said \$8.7 million has been spent on the Forestville Road site. Commissioner Brown asked again about what had been spent on the H6 site as of December 2, 2009. Commissioner Norwalk said about six months ago school staff estimated that if the Board of Education abandoned the H6 site, it would cost about \$15.4 million to switch to another site. Ms. Parker said \$8.72 million has been spent on the Forestville Road H6 site. When the school staff estimated the cost for the Forestville Road site to be abandoned, they included some mobile/modular units for temporary classrooms, inflation cost on materials and other costs inquired with the delay of opening the high school. Ms. Parker said the Rolesville site provides the opportunity to open in School Year 2013.

Vice Chair Ward said she did not remember a school site ever being abandoned before and asked if the Forestville Road site could be used for as another school site. Ms. Parker said that the site could be used for a school site at a later date. Commissioner Brown asked if there was a similar example in

Garner. Ms. Parker said three sites were acquired in Garner for an elementary, middle and high school but their construction funds are not part of this bond. They will be in a later bond but they have acquired a site for construction.

Commissioner Norwalk asked if there were three high school sites on the priority list but two of the three were not included because of a desire to keep the bond below \$1.0 billion. Ms. Parker said she could not speak to the question of priority. He noted that there are other areas of Wake County that are still growing. Commissioner Brown said due to overcrowding at the Garner High School a decision was made to move 169 students to the Southeast Raleigh High School. Commissioner Brown asked about the asbestos survey on the chart of expenses on the Forestville Road H6 site. Ms. Parker said the Forestville Road site was an assemblage of seven parcels with two existing houses on the property. Ms. Parker said that the asbestos survey was performed so they could plan appropriately for the demolition of the houses as part of the project. It was part of the environmental work on the site. The houses have not been raised.

Commissioner Bryan asked Ms. Parker if she is comfortable with the due diligence done on the new Parcel U site. Ms. Parker said she was comfortable with the due diligence. She said some was already performed, some of the due diligence had been done by the schools and some had been done by the current owners. The due diligence was done to the same standard and scope that they would have done on the site. Commissioner Bryan asked if a traffic impact analysis and would she standby that the site would be safe for the children. Ms. Parker said a site plan was required for the traffic study to be requested in order to make the site safe and accessible. She said they have collaborated with the Town of Rolesville, City of Raleigh and the North Carolina Department of Transportation and they are aware of all of the sites under consideration. Commissioner Bryan asked if the \$15,918,990 for Parcel U including rock, traffic improvements and anything that may have to be done in development of this site. Ms. Parker said there are buildings, parking lots, connector roads that the county puts into place that will be additional cost. Commissioner Bryan asked if there were roads offsite or rock and is this an apples to apples comparison. Ms. Parker said this is best information they have available at this time. They have obtained and supplied technical and survey information, NCDOT has reviewed the site, and the City of Raleigh has helped estimate by measuring for water and sewer.

Vice Chair Ward asked if the former site had been put on the market for sale. Ms. Parker said the property has not yet been declared surplus. Vice Chair Ward asked about the difference in the price between the sites. Ms. Parker said there was \$400,000 difference in total price but the new site has 52 more acres on the Parcel U. Vice Chair Ward expressed concern about leaving \$8.7 million behind on the Forestville site and it needs to be reconciled.

Commissioner Brown thanked Ms. Parker and Mr. Mark Forestieri for the tour of the sites. She asked about the hills and gullies on the Forestville Road H6 site. Ms. Parker said the topography on the H6 site is steeper than the Parcel U site. She indicated there would be a cut and fill method would be used to level the site. Parcel U has much less slope than the H6 site. Ms. Parker said retaining walls would be used in construct on the H6 site. No retaining walls would be used on the Parcel U site according to the concept plan. Commissioner Brown asked about ponds on the site. Ms. Parker said there are some ponds on the part of the property that would be preserved. There are 54 acres on the Parcel U site that the board could surplus and only two acres on the H6 site that may be surplus once the schools are built.

Commissioner Norwalk asked about the appraisal of \$30,000 an acre for the Parcel U site. He said he has a friend who said she could buy land for \$25,000 in the Rolesville area and asked if that sounded right to her. Ms. Parker said

that the Parcel U was a short sale. The owner bought the property at \$33,000 per acre and then spent \$1.0 million to run a sewer line. She said to do a short sale and take only \$30,000 per acre, the bank must approve the sale and the bank's bottom line was \$30,000 per acre.

Commissioner Coble said that the H6 site should not have been bought because of traffic, infrastructure costs including rock, road improvements, water and sewer. He said that the same design could be used on both sites and Cherry Huffman should be able to adapt the plans and save most of the \$2.7 million. Graves and other issues existed on the H6 site. He noted that E25 has never been developed because half the site is in Franklin County. He said selling the other site may be necessary to regain the expense thereby mitigating a bad decision in the process.

Paul Coble motioned, seconded by Stan Norwalk, to approve the land acquisition of an 143.26 acre site at \$30,000 per acre for a total purchase price of \$4,297,800 for the H-6 High School site in the Rolesville Area.

Commissioner Brown noted that she received emails and letters from residents about the sites and had visited both sites. She has spoken with Chesterfield Subdivision residents. She said that the H6 site has land gullies. On the Rolesville site there has been dumping of rock. There was no bumpiness on the St. Lawrence site. The cost of the entrance is a concern. A lot of residents will be affected. She thanked staff for their guides of the property. Commissioner Brown said that she feels the Parcel U site is the best site selection.

Commissioner Norwalk said that the Forestville site went through analysis and discussion. The OR/Ed study was conducted and the previous school board chose the other site. Forestville site was chosen by the Board of Education. A 19 person task force was chosen including representatives from the Town of Rolesville, City of Raleigh, Wake Forest, NCDOT, and public school staff. The five mile target circle was identified. He said the Board of Education said it would cost \$15.4 million to choose another site. He noted there will be overcrowding and traffic problems no matter where the school is built. He noted the Rolesville site is a low cost site. He said a site in the original OR/Ed circle would be best. He indicated there were mobile units and overcrowding issues already in the Wakefield area. He said there will eventually be overcrowding in all the Wake County Schools with the continued growth. He said that changing the approach to the growth may be necessary.

Commissioner Norwalk said that he was not happy with the report from the North Carolina Department of Transportation on the Forestville Road site. He stated that future problems could be solved in having a joint meeting of the Board of Commissioners and Board of Education. He noted that both boards do not want to discuss controversial issues. He said that the student base of some of the schools in the area verses homes in the Rolesville area do not justify school construction for an elementary or high school.

Commissioner Norwalk said that a political decision is being made for this school construction. He noted that a series of decisions by the Board of Education has been political. He said that there have been protests at the Board of Education meetings. He said that decisions are political and that the OR/Ed study should have been followed. The alternative would be to have a school that does not serve a specific population. He suggested having discussion with the Board of Education about the issues. He noted the school board does not want to meet over the issue.

Vice Chair Ward said that she understands the traffic issues and the difficulty in determining a site. She is still concerned about the \$8 million that had been spent on the previous site. She said that she does not support the proposed

site because of the money that has been spent. Vice Chair Ward asked if architects would need to go through the same process if a new site is chosen. Ms. Parker said that a similar process would have to be taken.

Commissioner Coble said that the OR/Ed study only notes the population. He said that the proposed site has been researched and is a good site.

Commissioner Brown asked if the additional acreage on Parcel U could be sold and used. Ms. Parker said the cost is \$30,000 per acre and the 54 acres may be declared surplus later and sold. There has been conversation with Mayor Eagles and the Town of Rolesville staff about the sale of property and zoning the property as commercial. It is unknown about what will happen with the sale.

Chairman Gurley said that there is a cooperative relationship between the Board of Education and Board of Commissioners and the item before the board today is on the agenda in record time because the due diligence had already been completed on the site.

Commissioner Bryan noted that the county fully funded the Board of Education's budget request and there was a 7-1 vote by the Board of Education for the proposed site. He said the proposed site has a lot of potential. He said that building a sense of community is important. He said that the Board of Commissioners should buy and build schools which would alleviate some problems. There should be a better way to go through this process.

The motion to approve the land acquisition of 143.26 acre site at \$30,000 per acre for a total purchase price of \$4,297,800 for the H-6 High School site in the Rolesville Area was approved with vote of 4 to 3.

AYES: Joe Bryan, Lindy Brown, Paul Coble, Tony Gurley
NOES: Harold H. Webb, Stan Norwalk, Betty Lou Ward

Chairman Gurley called for a ten minute break.

Wake Technical Community College Easement

Mr. Glen Thomas, Project Manager, Wake Technical Community College, presented the request for approval of a Tree Conservation Easement for Wake Technical Community College needed in order to complete the Health Sciences Campus adjacent to the Wake Medical Center (WakeMed).

Paul Coble motioned, seconded by Betty Lou Ward, to approve the Tree Conservation Plan upon a portion of that tract of land acquired by Wake County by deed recorded in Deed Book 1256, Page 1, Wake County Tax ID # 0097920, as indicated on the attached map, subject to terms and conditions acceptable to the County Attorney; and, approve a Transitional Protective Yard Landscape Declaration upon a portion of that tract of land acquired by Wake County by deed recorded in the attached declaration, subject to terms and conditions acceptable to the County Attorney.

The motion passed unanimously.

Commissioner Bryan said that he would have thought this item could have been handled at a staff level.

Appointments

Wake County Adult Care Home Community Advisory Committee

Commissioner Ward nominated Brenda Morris.

Wake County Alcoholic Beverage Control Board

Commissioner Brown nominated Mr. John Converse and Mr. Joel Keith for reappointment. Vice Chair Ward nominated Mr. John Converse to serve as Chairman of the Wake County Alcoholic Beverage Control Board.

Wake County Board of Human Services and Environmental Services Board

Commissioner Coble nominated Dr. George Corvin to fill the Psychiatrist position on the Human Services and Environmental Services Board.

Wake County Commission for Women

Commissioner Brown nominated Ms. Leigh Sanders Brown (no relation to Commissioner Brown) for an at-large position. Commissioner Ward nominated Ms. Meg Claudio and Ms. Lalecha Watkins for at-large positions. Commissioner Coble requested the appointment for District 7 be delayed.

Ms. Banks did a roll call vote of the board members for the two vacant at-large positions as follows:

Commissioner Bryan voted for Meg Claudio and Lalecha Watkins.
Commissioner Norwalk voted for Meg Claudio and Lalecha Watkins.
Commissioner Coble voted for Leigh Sanders Brown and Meg Claudio.
Commissioner Brown voted for Leigh Sanders Brown and Meg Claudio.
Commissioner Webb voted for Leigh Sanders Brown and Lalecha Watkins.
Vice Chair Ward voted for Meg Claudio and Lalecha Watkins.
Chairman Gurley voted for Leigh Sanders Brown and Lalecha Watkins.

Ms. Banks reported Ms. Meg Claudio and Ms. LaLecha Watkins each received a majority of five votes thereby winning the nomination.

Triangle Transit Board of Trustees

Commissioner Ward nominated Mr. Fred Day.

Wendell Planning and Zoning Board

Vice Chair Ward nominated Ms. Sally R. Phipps for reappointment.

Betty Lou Ward motioned, seconded by Joe Bryan, to accept nominations by acclamation.

The motion passed unanimously.

Upcoming Vacancies

Adult Care Home Community Advisory Committee – 6 vacancies

Nursing Home Community Advisory Committee – 6 vacancies

Other Items

Committee Reports

Commissioner Brown provided the following report of meetings attended from June 21 – July 3, 2010:

1. Wake County Juvenile Justice Youth Solutions Summit
2. Wake County Human Services Board Meeting
3. Capital Area Workforce Board Meeting
4. Wake County Animal Center Ribbon Cutting

Other Business

Vice Chair Ward said that she along with Congressman Price and others attended the military event of over 500 troops returning home held at the Raleigh Convention Center. General Ingram, Department Head for the National Guard, was in attendance. She spoke of what a wonderful event it had been and being with the families as their loved ones returned home.

Mr. Cooke asked the Board if they wished to have the July 12th scheduled work session. He stated there are two items for that agenda which were not time sensitive. Commissioner Brown asked about the items. Mr. Cooke said the items were landfill gas and hotel/motel tax for discussion and report.

Chairman Gurley asked if there was a consensus of the board to cancel the July 12th work session and address those items at the August work session. There were no objections to the cancellation of the July 12th work session.

Commissioner Brown asked about the meeting with Novartis and would there be a need to meet with them earlier than the August work session. Mr. Cooke said there would not be a need for an earlier meeting.

Chairman Gurley said the joint meeting with the Board of Education was cancelled in July because some commissioners were attending the NACO meeting during that time.

Commissioner Brown asked if the Project Enlightenment would be on the August agenda. Chairman Gurley said it would be an item on the Board of Commissioners' work session agenda.

Chairman Gurley asked the Clerk to find a time for the Board of Commissioners and Board of Education to have a joint meeting in August.

Adjourn

Joe Bryan motioned, seconded by Stan Norwalk, to adjourn the meeting at 5:05 p.m. The motion passed unanimously.

Respectfully submitted,

Susan J. Banks, NCCCC
Clerk to the Board
Wake County Board of Commissioners