

**WAKE COUNTY BOARD OF COMMISSIONERS**

**Regular Meeting**

**February 17, 2014**

**2:00 P.M.**

**Room 2700, Wake County Justice Center**

Commissioners Present: Chairman Matthews and Commissioners Joe Bryan, Paul Coble, Tony Gurley, Caroline Sullivan, Betty Lou Ward and James West

Staff Present: Joe Durham, Interim County Manager, Scott Warren, County Attorney, Johnna Rogers, Deputy Manager, Denise Foreman, Assistant to the Manager, Denise Hogan, Deputy Clerk, and Susan Banks, Clerk to the Board

**Meeting Called to Order: Chairman Phil Matthews**

**Pledge of Allegiance**

**Invocation: Commissioner Joe Bryan**

**Items of Business**

**Approval of Agenda**

Paul Coble motioned, seconded by Tony Gurley, to approve the agenda as presented. The motion passed unanimously.

**Approval of the Minutes of the Commissioners' Regular Meeting of February 3 and Work Session of February 10, 2014**

Betty Lou Ward motioned, seconded by Paul Coble, to approve the Minutes of the Commissioners' Regular Meeting of February 3 and Work Session of February 10, 2014. The motion passed unanimously.

**Recognition of Recent Awards**

Mr. Joe Durham, Interim County Manager, said out of 150 nominations, Wake County Justice Center received the Top State/County/Municipal Project by the Triangle Business Journal's Real Estate Awards. Mr. Mark Forestieri, Wake County Facilities and Design Director, accepted the award. The award honors top commercial, residential and public real estate projects and deals. The Wake County Justice Center has received five such awards to date.

Wake County was also named the 22nd healthiest employer by Triangle Business Journal during its third annual Healthiest Employer of the Triangle recognition. The award recognizes companies and nonprofit entities that commit to making wellness a priority while proactively shaping the health of their employees. The County has made conscious efforts to improve employee wellness over the last several years. Commissioner Bryan, Human Resources Benefits team and Wellness Committee came forward to accept the Healthiest Employer Award.

### **Retiree Recognition**

Mr. Durham recognized Ms. Alice Carroll for her 33 years of service to Wake County Government with the Wake County Tax Office. He presented her a commemorative plaque for her service.

Mr. Durham recognized Ms. Cynthia Jones for her 30 years of service to Wake County and presented her with a commemorative plaque.

### **Consent Agenda**

Paul Coble motioned, seconded by Tony Gurley, to approve the Consent Agenda. The motion passed unanimously.

### **Award \$709,702 Construction Contract for Roof Replacement at the Wake County Human Services Center Swinburne**

Paul Coble motioned, seconded by Tony Gurley, to award a \$709,702 construction contract to Tecta America Carolinas LLC of Indian Trail, NC for the Wake County Human Services Center Swinburne Roof Replacement. The motion passed unanimously.

### **Resolution Creating the 2014 Board of Equalization and Review (E&R)**

Paul Coble motioned, seconded by Tony Gurley, to adopt a Resolution to appoint a Special Board of Equalization and Review (E&R) for 2014. The motion passed unanimously.

### **Wake County Board of Commissioners**

### **Resolution Appointing the 2014 Board of Equalization and Review**

**February 17, 2014**

**THEREFORE, BE IT RESOLVED** that the Wake County Board of Commissioners appoint a special Board of Equalization and Review in accordance with the terms of resolution to carry out that Board's statutory duty.

All members of the Wake County Board of Equalization and Review shall be citizens and residents of Wake County, North Carolina, and shall be at least 18 years of age, such members shall serve until adjournment of the 2014 Board of Equalization and Review. Any vacancies on the Board of Equalization and Review will be filled by appointment of the Wake County Board of Commissioners sitting in regular session.

**THEREFORE, BE IT RESOLVED** that the Wake County Board of Commissioners hereby appoints the following as members of the 2014 Wake County Board of Equalization and Review:

**John Converse**, who shall serve as Chairman

**Kenneth Gardner**, who shall serve as Vice Chairman

**Lindy Brown**, who shall serve as Regular Member

**Merrie Hedrick**, who shall serve as Alternate Member

**Michael Weeks**, who shall serve as Alternate Member

**THEREFORE, BE IT RESOLVED** that Wake County shall pay each member \$30.00 per hour for time served on this board.

This motion was made by Commissioner Paul Coble and seconded by Commissioner Tony Gurley, and passed by unanimous vote of the Wake County Board of Commissioners on this 17th day of February, 2014.

Wake County Board of Commissioners

\_\_\_\_\_  
Phil Matthews, Chairman

### **Resolution Setting Date for Advertisement of Tax Liens**

Paul Coble motioned, seconded by Tony Gurley, to adopt the Resolution authorizing the Revenue Director to publish on March 8, 2014, or as soon thereafter as possible, tax liens on real property in Wake County. The motion passed unanimously.

**WAKE COUNTY BOARD OF COMMISSIONERS**

**FEBRUARY 17, 2014**

**RESOLUTION SETTING DATE FOR ADVERTISEMENT OF TAX LIENS**

**WHEREAS**, as required by Section 105-369 of the General Statutes of North Carolina, the Revenue Director of Wake County has, on this third Monday in February, 2014, reported the total amount of unpaid taxes for the current fiscal year, including deferred taxes which have become due and for which no prior lien advertisement has been published, and property heretofore protected by automatic stay in bankruptcy.

**NOW, THEREFORE, BE IT RESOLVED:**

That the Revenue Director be, and he hereby is, ordered to advertise on March 8, 2014 or as soon thereafter as possible the tax liens on real property in the County for unpaid taxes for the current fiscal year, liens for deferred taxes upon which no prior lien advertisement has been published, and liens for delinquent taxes upon real property heretofore protected by automatic stay in bankruptcy, and shall place said advertisement at some public location at the Courthouse and shall publish said advertisement once in one or more newspapers having general circulation in the County setting forth that the taxing unit may foreclose the tax liens and sell the real property subject to the liens in satisfaction of its claim for taxes.

Commissioner Paul Coble moved the adoption of the Foregoing Resolution, Commissioner Tony Gurley seconded it; and upon being put to a vote, it was unanimously passed.

Wake County Board of Commissioners

\_\_\_\_\_  
Phil Matthews, Chairman

**Report of Justice Assistance Grant Activity**

Paul Coble motioned, seconded by Tony Gurley, to receive and approve the report of the use of Federal Justice Assistance Grant (JAG) funds for Grant numbers 2010-DJ-BX-0778, 2011-DJ-BX-2526, 2012-DJ-BX-1156, and 2013-DJ-BX-1200; acknowledge that the Board of Commissioners received for review the four JAG applications on June 10, 2010, June 20, 2011, May 11, 2012 and July 8, 2013; and approve a budget revision transferring \$137,043 from CIP fund to Grants Fund. The motion passed unanimously.

**Regular Agenda**

**Land Development Software System Multi- Year Purchase and Support Agreement**

Mr. Tim Maloney, Wake County Planning Development and Inspections Director, said the request is for software to replace the outdated Land Development, Permitting and Inspections. Detailed information was provided to the board at the February 10, 2014 work session. The current systems are being maintained on the mainframe system that dating back to the 1980s and no longer meet the customer needs. The mainframe system can no longer be maintained and it does not integrate with the other systems used by the county. The replacement system offers customers more efficient and cost effective options to work with the county that are not available with the current system. With the new system, customers will be able to apply and pay for permits online, submit electronic plans online and check inspection results online thru a web-based portal. It will work on mobile devices and allow customers and staff to retrieve permitting and inspection data with smart phones or tablets while in the field. He said customers can still conduct face-to-face interviews if necessary. In October 2013, a live demonstration was held for the county customers and stakeholders for the county to receive customer feedback. Customers stated their needs included the ability to pay for permits online and do as much business as possible online.

Mr. Maloney said the selection process began in August 2012 and was led by a Sponsors Team comprised of Chief Information Officer Bill Greeves, Community Services Director Frank Cope, Environmental Services Director Joseph Threadcraft, and Chief Deputy Fire Marshal Charlie Johnson. A Core Team was also established which included key staff from each department and division that provides development services including Planning, Development & Inspections; Stormwater, Erosion and Sedimentation Control; Well and Wastewater Systems; Food Safety Plan Review and Inspections; Fire Safety Inspections; Geographic Information Systems; Budget and Finance; and Information Services. Staff has been working over the past year on selection of a recommended replacement system.

The Core Team, with oversight from the Sponsor Team, prepared and released the Request for Proposal (RFP) in March 2013. Proposals were received from six vendors in May 2013 and subsequently evaluated by the team. Three vendors were elevated to the on-site software demonstration stage in August where the Core Team spent two days with each of the three vendors testing their systems.

Upon completion of the RFP process, including reference checks, Energov, a product of Tyler Technologies, is the recommended solution. Energov is a web-based integrated system with mobile technologies. Energov scored significantly higher than all other proposals at the two key evaluation stages of the selection process: 1) RFP Evaluation; and 2) On-site Demonstration. Energov also scored the best on the two most heavily-weighted evaluation criteria: 1) RFP response to the functional requirements for the system; and 2) System function and capabilities demonstrated during the two day demonstration. Energov is

the largest software company in the nation, serve over 11,000 government agency clients and have over 2500 employees. Their product and development is done in-house.

The total cost of ownership has been thoroughly evaluated. The projected CIP, operating costs, and CIP Budget are summarized below. Staff recommended a ten year contract with cost within the appropriation of \$5,472,000 in the County CIP. This project may take up to twenty-four months to complete.

**LDS SYSTEM -- SUMMARY OF BUDGET IMPACTS AND ESTIMATED CONTRACT COSTS**

<b>Capital Budget Impacts</b>	<b>CIP Costs FY14-FY20</b>			<b>FY21 - FY23</b>	<b>Total Capital</b>
	<b>Total</b>	<b>Non-Energov</b>	<b>Energov</b>	<b>Energov</b>	<b>Energov</b>
Implementation	2,461,885	756,744	1,705,141	-	1,705,141
Device/Replacement	271,215	271,215			
Future Modules	113,021		113,021	85,832	198,853
<b>Capital Sub-total</b>	<b>2,846,121</b>	<b>1,027,959</b>	<b>1,818,162</b>	<b>85,832</b>	<b>1,903,994</b>
Budget: FY14-FY20	5,472,000				
Savings to Budget	2,625,879				

<b>Operating Budget Impacts</b>	<b>Operating - FY16*</b>			<b>FY17 - FY23</b>	<b>Total Operating</b>
	<b>Total</b>	<b>Non-Energov</b>	<b>Energov</b>	<b>Energov</b>	<b>Energov</b>
Projected Operating	444,293	67,983	<b>376,310</b>	<b>3,214,764</b>	<b>3,591,074</b>
Current Operating Budget Amount	235,000				
Increase in Operating Costs	(209,293)				
<b>Total Projected Contract Costs</b>					<b>5,495,068</b>

Betty Lou Ward motioned, seconded by Caroline Sullivan, to authorize the Interim County Manager to execute a 10 year contract with Tyler Technologies for Software as a Service (SaaS) land development system, subject to terms and conditions acceptable to the County Attorney.

Commissioner Ward asked what criterion was used to determine the county should enter into a 10-year contract. Mr. Bill Greeves, Wake County Information Services Director, said with reviewing the vendors, it was helpful in negotiations to have an extended contract. Wake County would be able to continue to add services under the existing contract over the length of the contract. The county would be able to upgrade and enhance the product as the contract is implemented.

The motion passed unanimously.

**Conveyance of 12.51 Acres at the Former North Wake Landfill Borrow Site to Wake County Public School System (WCPSS) for Construction of Abbotts Creek Elementary (E-20) (Second Reading)**

Mr. Mark Edmondson, Wake County Facilities Design and Construction Project Manager, said this request was the second reading of the conveyance of 12.51 acres of the former North Wake Landfill Borrow Site to the Wake County Board of Education for the Construction of Abbotts Creek Elementary School and that a drainage easement and cross access easement has been added in the request for the benefit of moving the process along. This allows the City of Raleigh to move forward with recording the subdivision map as part of their planning process.

Commissioner Ward asked if this was the same site dirt was moved from previously. Mr. Edmondson said it is the same site on Durant Road.

Joe Bryan motioned, seconded by James West, to authorize the Chairman of the Board to:

1. Execute a deed to the Wake County Board of Education for 12.51 acres identified as "Lot 2" in a Master Plan entitled Abbotts Creek Community Park and Elementary School for the sales price of \$675,540, subject to further terms and conditions acceptable to the Wake County Attorney; and,
2. Execute a drainage easement and cross access easement agreement, subject to further terms and conditions acceptable to the Wake County Attorney.

The motion passed unanimously.

**STATE OF NORTH CAROLINA  
COUNTY OF WAKE**

**INTERLOCAL AGREEMENT FOR  
PROGRAMMING AND PLANNING A  
SCHOOL AND OTHER PUBLIC FACILITIES  
IN RALEIGH, NC**

THIS AGREEMENT made and entered into this the 2<sup>nd</sup> day of AUGUST, 2010 by and between the City of Raleigh ("the City"), The Wake County Board of Education ("the Board") and the County of Wake, North Carolina ("the County").

WITNESSETH:

WHEREAS, the County currently owns 5 contiguous parcels of property consisting of approximately 42.98 acres located on Durant Road, Raleigh, NC, identified as Wake County Pin # 1728532894, Pin # 1728530923, Pin #1728436926, PIN # 1728442113 and PIN # 1728349104 ("the Property"); and

WHEREAS, the County is currently utilizing the Property as a borrow area associated with the operations of the North Wake Landfill (the "NWLF"); and

WHEREAS, the County has completed the closure of the NWLF and ceased all activities associated with the landfill operation, with the exception of monitoring on the Property; and

WHEREAS, the County in cooperation with the City, the Board of Education and the surrounding community developed and funded a Conceptual Master Plan that includes an elementary school, community center, park improvements and Emergency Medical Services (EMS) facility; and

WHEREAS, It is the desire of the County to work with the City and Board to implement the Conceptual Master Plan and utilize the Property for the location of a new elementary school, City community center and park improvements, and a County EMS facility; and

WHEREAS, to insure the most efficient use of the Property resulting in savings in the overall cost of site development, the City, the Board, and the County desire to enter into an agreement to finalize the programming and to determine the apportionment of costs of implementing the specific

uses identified above; and

WHEREAS, this Agreement is entered into pursuant to North Carolina General Statutes, Article 20, Part 1 of Chapter 160A.

NOW, THEREFORE, in consideration of the mutual goals and promises contained herein, and the mutual benefits to result therefrom, the parties agree as follows:

1. The City, County and Board shall jointly review and agree upon the programmatic uses of the Property and agree to make reasonable good faith efforts to follow the Conceptual Master Plan for the Property. It is agreed that the Conceptual Master Plan shall include the following proposed design features: an 800 student capacity elementary school and related program areas; a comprehensive community center and active and passive recreation areas that may include open play fields, ball fields, multipurpose/football fields, restrooms, picnic shelters, playgrounds, trails, skate park, parking facilities and other amenities; and a Wake County Emergency Medical Services facility. These uses are generally depicted within Area A on the attached Exhibit A, entitled "North Wake Landfill Post Closure Master Plan".
2. The City, County and Board shall jointly participate in the preparation of planning and programming studies and reporting documents to address transportation, utilities, shared drives and parking, low impact design/sustainable site and green building opportunities and other planning and design issues and jointly approve a Development Plan and schedule for the proposed joint development of the Property. These documents shall provide a listing and cost estimates for those activities that need to be completed initially for the joint development of the Property and develop a funding schedule for the implementation of the Development Plan by the County, City and Board. In furtherance thereof, County shall provide to City and Board such plans and specifications as are reasonably available related to the expected site conditions at the time of completion of construction activity on the Property related to closure of NWLF. The Board, City and County shall work cooperatively to select and mutually agree upon consultants for the services identified above. Each parties proportionate share of the costs of these services shall be mutually agreed upon by

all parties and each party shall contract separately and independently with the selected consultant for providing these services.

3. It is agreed that the City, County and Board shall share the cost of the studies and reporting document preparation described in Section 2 to this agreement in such proportions as mutually agreed upon. The parties to this agreement agree to provide funding for their share of these services in an amount, time and manner consistent with the parties plans for contracting and completion of the work and the terms and conditions of the consultant agreements.

4. The Development Plan with cost estimates, funding apportionments and development schedule shall be presented to the City Council, County Commissioners and Board of Education for approval. Upon approval of the Development Plan, the City, County and Board shall mutually agree upon the potential location of the boundary lines separating the property required for the elementary school (School Parcel), the City park (Park Parcel) and the County EMS facility (EMS Parcel). In the event a roadway serves as a boundary element, the parcel boundary line shall be located at the centerline thereof, unless the parties agree to otherwise. The costs of such professional surveying services as are necessary for the preparation of a recombination map of the Property and the establishment of road rights-of-way for recordation in the Wake County Registry shall be shared proportionately by the parties as mutually agreed upon. Dependent upon the development schedules of the parties to this agreement, one party (Contracting Party) shall assume the primary responsibility for contracting for these services. The cost of such services shall be mutually agreed upon by all parties prior to the Contracting Party entering into an agreement with the consultant for providing these services. The parties to this agreement agree to provide funding for their share of these services in an amount, time and manner consistent with the Contracting Party's plans for completion of the work and the terms and conditions of the consultant agreements.

5. Upon approval of the Development Plan, the Board, City and County shall enter into a Development Agreement to determine and agree upon the scope of work, costs, funding apportionment, schedule, and responsibilities of the parties with respect to the design and construction of improvements to be jointly utilized and funded by the respective parties. The

mutually beneficial infrastructure and site improvements shall be designed and bid as alternates by the appropriate party, as determined by the development schedules of the parties, as a part of the contract for their respective facilities. Consultant fees and construction bids received for jointly funded work shall be mutually agreed upon by all parties prior to execution of any agreements or contracts. Upon receipt of bids, the parties shall review the alternate bids received, and shall promptly notify the Contracting Party regarding the acceptance of the infrastructure and/or site improvement bid alternates and the proportionate share of each parties cost.

6. The City intends to follow the County Conceptual Master Plan in the development of the public recreation elements on this site. The Raleigh City Council has agreed to pursue the conceptual planning of a comprehensive community center with the Board.

7. The City acknowledges its intention to complete design and construction of the recreation fields within five years of execution of this Agreement. Notwithstanding anything to the contrary in this Agreement, if commencement of construction of recreation fields by the City as contemplated by this Agreement has not occurred within five years of execution of this Agreement, the County may, in its sole and absolute discretion, (i) negotiate and grant an extension to the City, or (ii) terminate this agreement. If this Agreement is terminated, the City agrees to convey the property back to the County and the County agrees to fully reimburse the City the full acquisition cost but without any accrued interest.

8. The City agrees to enter into a joint use agreement with the North Raleigh Athletic Association (NRAA) for use of the multi-purpose fields in accordance with the terms and conditions as agreed upon by and between the City and NRAA and approved by the Raleigh City Council on May 5, 2009 herein attached as Exhibit B

9. It is the intent of the County to convey to the City the Park Parcel as identified on the Conceptual Master Plan required for purposes of constructing a community center, park improvements and recreational amenities. This conveyance shall be made in consideration of a purchase price of \$54,000 per acre for the acreage determined by final survey and identified as the City's future park site tract upon the recombination map of the Property

described in Section 4 hereinabove, and subject to terms and conditions to be mutually agreed upon by the City and County.

10. A portion of the recreational fields area as depicted on the Conceptual Master Plan is located within the permitted boundaries of the NWLF. Due to the permitting requirements, the County cannot convey this portion of the Property to the City. It is the County's intent to lease this portion of the recreational fields to the City for a term of 40 years, and subject to terms and conditions to be mutually agreed upon by the City and County.

11. It is the intent of the County to convey to the Board the School Parcel as identified on the Conceptual Master Plan required for purposes of constructing a new elementary school. This conveyance shall be made in consideration of a purchase price of \$54,000 per acre for the acreage determined by final survey and identified as the Board's future school site tract upon the recombination map of the Property described in Section 4 hereinabove, and subject to terms and conditions to be mutually agreed upon by the County and Board.

12. It is the intent of the County to reserve the EMS Parcel as identified on the Conceptual Master Plan for purposes of constructing a new EMS facility.

13. If it is determined that joint use of specified facilities within the Conceptual Master Plan are desired, the County, City and the Board as appropriate agree to enter into a Joint Use Agreement supplementing this Agreement which will provide for shared use of specified facilities and set forth the terms and conditions associated with the use, operation and maintenance of the improvements for a period of no less than twenty-five (25) years.

14. The term of this Interlocal Agreement shall commence upon execution by all parties hereto and shall conclude twenty five (25) years from execution of this Agreement, unless sooner terminated in accordance with this agreement or subsequent modification hereto, or upon expiration of any subsequent Joint Use Agreement authorizing the City, Board and County to use specified facilities within the Conceptual Master Plan, unless sooner terminated in accordance with this agreement or any subsequent modification hereto.

15. All parties to this Agreement acknowledge that this Interlocal Agreement does not

and is not intended in any way to diminish the Board's authority to select a school site, choose building designs, establish school programs, and operate its schools independently in its discretion.

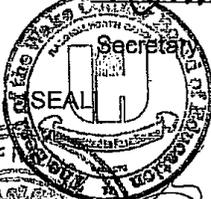
16. If allowed by North Carolina law and to the extent it does not operate as a waiver of sovereign immunity and is not inconsistent with the County's "Resolution Regarding Limited Waiver of Sovereign Immunity" attached hereto as Exhibit D, the City, County and Board will and hereby agree to indemnify and save one another harmless against and from all claims, by or on behalf of any person, firm or other legal entity, arising from this Agreement and attributed to the action or inaction of the respective agents of each party.

17. This Agreement may be amended by written agreement consented to by all parties.

IN WITNESS WHEREOF, the Boards of the respective Parties have approved this agreement and have caused it to be signed by the Chairman of each Board and attested to by the Secretary or Clerk of that Board, the year and day first written above.

Attest:

*Donna M. Hugen*



Gail Smith, Clerk

The Wake County Board of Education

By:

*Ronald A. Margiotta*

Ronald A. Margiotta, Chair

City of Raleigh, Mayor

By:

*Charles C. Meeker*

Charles C. Meeker, Mayor

Attest:

*Susan Banks*

Susan Banks, Clerk

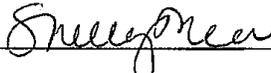


Wake County Board of Commissioners

*Tony Gurley*  
Tony Gurley, Chairman

[SEAL]

Approved As To Form:

  
\_\_\_\_\_  
County Attorney

Approved As To Form:

\_\_\_\_\_  
Legal Counsel, Board of Education

Approved As To Form:

  
\_\_\_\_\_  
City Attorney

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

  
\_\_\_\_\_  
Finance Officer, Wake County

Exhibit A: North Wake Landfill Post Closure Master Plan

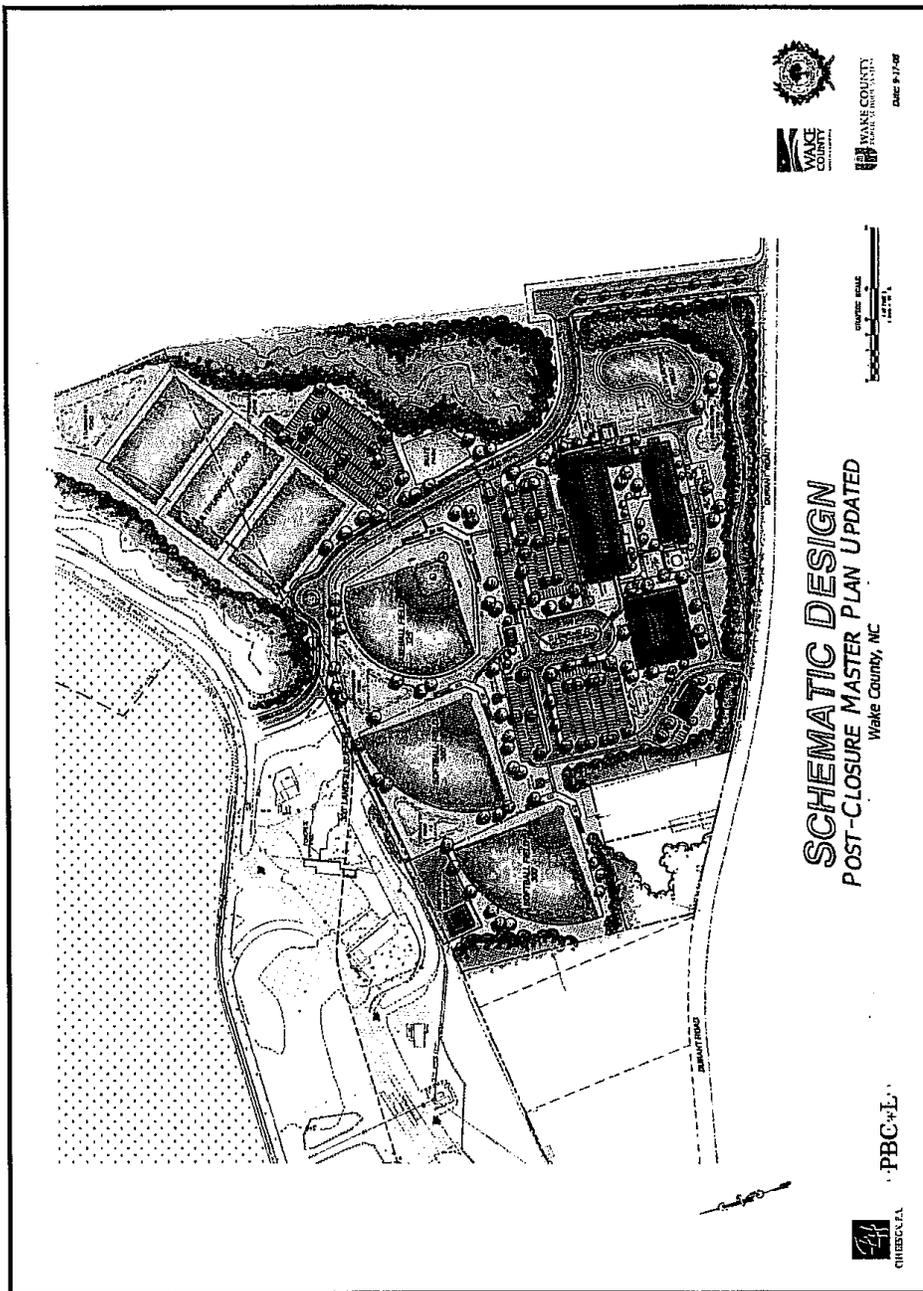


Exhibit B: North Raleigh Athletic Association (NRAA) Joint Use Agreement



*City Of Raleigh*  
*North Carolina*

CHARLES MEEKER  
MAYOR

**MEMORANDUM**

VIA E-MAIL

**TO:** Russ Stephenson  
Rodger Koopman

**FROM:** Charles C. Meeker *clh*

**DATE:** April 24, 2009

**RE:** North Raleigh Landfill – Post-Closure Master Plan

Since our conversation Tuesday afternoon, I have talked both with Joe Bryan, Wake County Commissioner, and Doug Herakovich of NRAA. Based on these discussions, the best proposal that I have been able to negotiate is set forth below. This proposal is acceptable both to Mr. Bryan and Mr. Herakovich.

1. The Baileywick Field will be available to the NRAA from August 1 until December 1 each year until the three new fields open at the landfill site.
2. The NRAA will have use of two fields at the landfill site for four years from August 1 until December 1 each year. The NRAA will (a) pay the normal usage fees and (b) work with City staff to schedule other groups into these fields, assuming the field conditions allow such play.
3. After the four years have elapsed, the NRAA will then become eligible to apply for the City fields under normal City policies and will not under this agreement be entitled to the two landfill fields.
4. Since approximately half of the land for the fields must be retained by the County for a period of 30 years in regard to the landfill, the County will lease this part of the landfill site to the City at a nominal rate. The rest of the land for the fields and site will be purchased by the City from Wake County at the agreed-upon price.

TELEPHONE: 919.890.3050  
OFFICES • 222 WEST HARGETT STREET • POST OFFICE BOX 590 • RALEIGH, NORTH CAROLINA 27602  
PPAB 1557752v1  
RECYCLED PAPER

Exhibit B: North Raleigh Athletic Association (NRAA) Joint Use Agreement (Page 2)

Memorandum to Russ Stephenson and  
Rodger Koopman  
April 24, 2009  
Page 2

After you have had a chance to review this memorandum, please check with me to let me know of your concurrence.

CCM:nct

cc: Russell Allen, City Manager

PPAB 1557752v1

**Administrative Request to Remove the January 6, 2014 Wake County Public School System CIP 2013 Appropriation Request from the Table**

Mr. Durham said this was repackaging of an item that was tabled on January 6, 2014 involving E-37 and E-43 in the CIP 2013. The item was tabled due to questions regarding costs, procurement, etc. Removing this item from the table is an effort to allow the first reading of the item to be held on February 17th, prior to the joint meeting with the Board of Education on Friday, February 21, 2014. The second reading would be held at the meeting in March. This is an administrative request to remove this item and place it back on the table for future consideration.

Commissioner Ward stated the item summary and followed with a motion. The item summary stated:

On January 6, 2014 the Board of Commissioners tabled the Wake County Public School System CIP 2013 Appropriation Request which asked for the appropriation of \$1,100,000 for start-up design for E-37 and E-43 in CIP 2013.

The upcoming agenda item repackages this request with other related design and land acquisition appropriation and reallocation requests, all associated with projects to be constructed in the Wake County Public School System 2013 Capital Improvement Plan. The repackaged item is placed as a First Reading on this February 17, 2014 Board of Commissioners Meeting to begin setting the stage for the topics that may be discussed at the February 21st Joint Board Meeting and to anticipate schedule needs for new school openings.

A presentation will accompany the item and explain the development and components of the planning and construction schedule for elementary, middle and high schools. Wake County staff will offer comments.

Betty Lou Ward motioned, seconded by Tony Gurley, to approve take the January 6, 2014 Wake County Public School System CIP 2013 Appropriation Request from the table.

The motion passed unanimously.

**Wake County Public School System CIP 2006 Reallocation and Appropriation Request and CIP 2013 Appropriation Request (First Reading)**

Mr. Joe Desormeaux, Wake County Public School System Facilities Manager, shared a recap of the CIP 2013 plan. He stated that the plan included \$983,754,793 of which \$43.8 million was already available in County Capital Funds. He stated that \$810 million of the \$939,954,793 was to be a bond with the remainder being cash funds.

Overview of This Board Action:

**Introduction:**

This agenda item is placed as a First Reading on the February 17, 2014 Board of Commissioners Meeting to begin setting the stage for the topics that may be discussed at the February 21<sup>st</sup> Joint Board Meeting and to anticipate schedule needs for new school openings. A presentation will accompany the item and explain the development and components of the planning and construction schedule for elementary, middle and high schools.

The designs of the schools in this agenda item were used in other districts and will now be used by WCPSS as part of an overall strategy to reduce costs in school construction while maintaining the program. The CIP 2013 already reflects approximately \$27 million in savings as a result of this strategy which is attached as “Comparison of Use Old Design to New Design”.

**Request:**

The Board of Education requests that design and land acquisition funds be reallocated and appropriated in CIP 2006 and CIP 2013 for projects in the WCPSS 2013 Capital Improvement Plan as follows:

	Reallocation			Appropriation		
	<u>Current</u>	<u>Reallocation</u>	<u>Proposed</u>	<u>Current</u>	<u>Appropriate</u>	<u>Proposed</u>
<b>CIP 2006</b>						
Scotts Ridge Elementary	\$1,400,000	(\$694,063)	\$705,937	\$705,937	\$0	\$705,937
E-35 Elementary	700,000	(700,000)	0	0	0	0
Start-up Design Next Bond	493,377	(493,377)	0	0	0	0
Rolesville Middle	34,843,502	(112,560)	34,730,942	34,843,502	(112,560)	34,730,942
E-38 Elementary Design	0	700,000	700,000	0	700,000	700,000
E-43 Elementary Design	0	300,000	300,000	0	300,000	300,000
M-13 Middle Design	0	1,000,000	1,000,000	0	1,000,000	1,000,000
CIP 2006 Total	\$37,436,879	\$0	\$37,436,879	\$35,549,439	\$1,887,440	\$37,436,879

CIP 2013						
E-36 Elementary Design	\$0	\$0	\$0	\$0	\$700,000	\$700,000
E-37 Elementary Design	0	0	0	0	700,000	700,000
E-43 Elementary Design	0	0	0	0	400,000	400,000
Land Acquisition	0	0	0	0	17,239,604	17,239,604
CIP 2013 Total	\$0	\$0	\$0	\$0	\$19,039,604	\$19,039,604

**CIP 2006 Reallocation and Appropriation Requests:**

Due to the economic downturn, \$694,063 which had been appropriated for start-up design on Scotts Ridge Elementary (E-32) was reallocated to fund construction at Walnut Creek, thus delaying the design of Scott's Ridge. Six months later, \$700,000 was reallocated to Scotts Ridge to allow design to be performed. That meant that the \$694,000 that was un-appropriated for that project was no longer needed since the \$700,000 had been appropriated to fund the initial design. It is now being reallocated. Similarly, \$700,000 which had been appropriated for start-up design on E-35 was reallocated to fund construction at Walnut Creek, thus preventing design of E-35. Now that school is slated for a future CIP beyond CIP 2013.

Rolesville Middle achieved savings due to favorable market conditions and some of those funds are also being reallocated now.

Funds are reallocated for initial design work on E-38, partial funding for E-43 (the balance will be funded from CIP 2013 funds) which are each planned for 2016 openings, and initial design work on M-13 for a 2017 opening. It is anticipated that design will need to be accelerated in order to meet the 2016 opening for the elementary schools. The remainder of the design cost and the construction of all these schools are funded in CIP 2013.

- E-38 is in Cary on the western side of Pleasant Grove Church Road west of I-540.
- E-43 is in the western Holly Springs area.
- M-13 is in Raleigh and lies on the eastern side of Perry Creek Road within the 5401 North Development; southeast of River Bend Elementary; east of 401.

**CIP 2013 Appropriation Requests:**

Funds are requested for initial design work on E-36, E-37 and E-43 are planned to open in 2016. It is anticipated that design will need to be accelerated in order to meet the 2016 opening for the elementary schools. The remainder of the design cost and the construction of these schools will be coming forward in future appropriations.

- E-36 is in southern quadrant of the intersection of Tarheel Club Road and Tarheel Clubhouse Road, northwest of the intersection of Tarheel Club Road and Old Milburnie Road.
- E-37 is in Cary on the western side of White Oak Church Road, north of Green Level Road West.
- E-43 is in the western Holly Springs area.

The request also includes appropriation of funds for land acquisition in the amount of \$17,239,604. The current plan is to acquire the sites in the following table with this appropriation; these schools are all planned for construction in CIP 2013, with funds to be requested for appropriation at a later date.

- E-28 - Knightdale
- E-33 - Northwest Cary
- E-36 - East Raleigh Area/Beaverdam Lake
- E-37 - Western Cary/Morrisville-River Birch
- E-38 - Brier Creek Area (Comstack Properties)
- E-38 - Brier Creek Area (King Properties)
- E-40 - East Raleigh/Knightdale/Buffaloe Road/ Rogers Lane
- E-43 - Western Holly Springs Area
- E-46 - Holly Springs/Garner

The other school sites for constructions planned in CIP 2013 were or will be acquired with CIP 2006 funds.

Site/School	BOC Approval
M-8 - North Raleigh	9/5/2006
E-32 - Scott's Ridge Apex	6/4/2007
E-31 - Bryan Road South of Garner	6/18/2007

H-8 - Garner	10/20/2008
H-7 - Apex	12/1/2008
M-11 -Apex	4/18/2011
M-13 - North Raleigh/NC Hwy 401 and Interstate 540	2/18/2013
M-8 - Additional Land North Raleigh	1/6/2014
E-20 - North Wake Landfill	Pending: 2/17/14

Mr. Desormeaux stated that this request was from the \$43.8 million part of the plan. He stated \$1.8 million would come from elementary and middle schools' funds and the property acquisition funds.

Mr. Desormeaux shared an update of the capital program. He stated South Garner (H-8) and Green Level (H-7) high schools have secured sites, are under design and are in progress. There are three target areas for additional high school sites, H-11, H-12 and H-15, as part of this bond program but are not in this request.

Mr. Desormeaux stated that as for middle schools, M-8 (#1) is currently under design with M-11 (#2) and M-13 (#3) are the next two middle schools funded for construction in this bond. He said M-13 will be completed first and will need to open a year earlier because it is needed for swing space for renovation of East Wake Middle School. The M-7 site is the only target site needed for land acquisition for a middle school in this bond program.

He shared the elementary school sites showing which sites are funded in this program and sites planned for the next bond but could be purchase in advance. There are eleven new first priority elementary school sites and twelve new second priority school sites. The first and second priority sites will be purchased in advance. Elementary Schools, E-20 and E-32, are already under design in this bond. The sites in the red are proposed for purchase with part of the \$17.0 million requested today.

## Today's Request

Project	CIP 2006	CIP 2013
E-38 Design	\$700,000	
M-13 Design	\$1,000,000	
E-43 Design	\$300,000	\$400,000
E-36 Design		\$700,000
E-37 Design		\$700,000
Land Acquisition		\$17,239,604
<b>Total</b>	<b>\$2,000,000</b>	<b>\$19,039,604</b>

## Project Details

	E36	E37	E38	E43	M13
<b>Appropriation amount</b>	\$700,000	\$700,000	\$700,000	\$700,000	\$1,000,000
<b>Architect</b>	\$450,000	\$450,000	\$450,000	\$450,000	\$700,000
<b>CM pre-con</b>	\$75,000	\$75,000	\$75,000	\$75,000	\$125,000
<b>Surveyor</b>	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
<b>Misc.</b>	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>Designer</b>	Walter Robbs	MBAJ	Moseley	TBD	Perkins+Will
<b>Design fee</b>	\$842,000	\$837,545	\$875,000	TBD	\$1,710,000
<b>Design fee authorized</b>	\$421,000	\$418,773	\$437,500	TBD	\$705,375
<b>Stage of design authorized</b>	60% CD	60% CD	60% CD	60% CD	25% CD
<b>Revised design start date</b>	Apr-14	Apr-14	Apr-14	Apr-14	Apr-14
<b>Schematic design submittal</b>	7/17/2014	7/1/2014	6/24/2014	7/28/2014	8/1/2014
<b>Construction documents completion</b>	3/30/2015	3/20/2015	3/9/2015	4/10/2015	6/2/2015
<b>Award of construction contracts</b>	5/20/2015	5/6/2015	4/22/2015	6/3/2015	8/4/2015
<b>Construction completion</b>	7/18/2016	7/5/2016	6/20/2016	8/1/2016	5/1/2017
<b>Teachers arrive</b>	8/15/2016	8/15/2016	8/15/2016	8/15/2016	8/16/2017

The designers have been selected for all but the E-43 site and the design fees have been negotiated. He said this stage of design authorized with 60% CD and provided the milestone dates for each project. The project timeline was provided noting the permitting is a time consuming part of the schedule. He said that the bid and award phase is staggered to bid the site work in advance and then the rest of the work is phased in later. They have allowed fourteen months for construction. He said what has been proposed is a compressed

schedule for the elementary schools. The second reading of this request will be at the March 17th board meeting. In order to meet this compressed schedule, they have staggered the bidding phase so they can bid some of the site work in advance. They moved the opening back a month. Those changes should help make up time where the project has been delayed. They should be able to open those schools for 2016.

Mr. Desormeaux shared design costs examples when using prototypes and how the savings are estimated as compared to new architectural design costs. He said they decided to use new designs for CIP 2013 with a target on lower building costs. He said the first time the design was used was about \$686,000. They did use the actual bid numbers and design fees on the projects they are bringing for approval. He said the fees added to the \$12.9 million give a total of \$13.6 million. This gives a savings of \$1.0 million on each elementary for a total savings on the eleven elementary schools of \$11.6 million. Those savings were already included in the bond program. He said there is about \$27 million in savings in these designs. When a design is reused for the third time, the design costs are about one percent of original design cost. There are still additional costs for reuse of a design such as permitting, bidding, construction and others.

## Design Costs Example

### Building Cost Estimate \$12,500,000

	<u>Cost</u>	<u>Savings</u>
• New Design 3.9% of Bldg Cost:	\$487,000	
• First Reuse 2% of Bldg Cost:	\$250,000	\$237,000
• Second Reuse 1.5% of Bldg Cost:	\$187,000	\$300,000
• Third Reuse 1% of Bldg Cost:	\$125,000	\$362,000

Additional design cost not reduced by reuse of a design is for site, permitting, bidding and construction administration and would be approximately \$526,000 in this example

The schools with a targeted 2016 opening date have an estimated \$26,787,125 in savings in the design costs already included in CIP 2013, using new architectural designs from outside of Wake County.

**CIP 2006 DESIGN COST COMPARED TO NEW ARCHITECTURAL DESIGN COST  
USING 2016 OPENING EXAMPLE**

	Building	Design Cost*	Total**	Savings***	Schools in CIP 2013	Savings Included***
WCPSS elementary design based on CIP 2006	\$14,081,075	\$568,875	\$14,649,950			
CIP 2013 budget for new elementary Architectural design (outside Wake County)	\$12,954,589	\$686,593	\$13,641,182	\$1,059,207	11	\$11,651,273
WCPSS middle design based on CIP 2006	\$28,769,227	\$1,006,923	\$29,776,150			
CIP 2013 budget for new middle Architectural design (outside Wake County)	\$25,892,305	\$1,374,881	\$27,267,186	\$2,634,412	3	\$7,903,235
WCPSS high design based on CIP 2006	\$44,804,253	\$1,572,629	\$46,376,882			
CIP 2013 budget for new high Architectural design (outside Wake County)	\$40,771,870	\$2,160,909	\$42,932,779	\$3,616,308	2	\$7,232,617
<b>Total construction savings already included in CIP 2013 by using new Architectural designs</b>						<b>\$26,787,125</b>
* Best design reuse fee used for CIP 2006 designs - Actual fee percentage used for first use of new Architectural designs						
**Costs not included are site development, contingency, FFE, and misc. (survey, material testing, etc.)						
*** Savings actually greater since conservative CIP 2006 reuse fees used plus didn't use reduced reuse fees for new designs (5% contingency savings are included)						

Mr. Mark Forestieri, Director of Facilities Design and Construction, said that Wake County staff has worked with Wake County Public Schools staff to convey the board members questions and to help clarify their responses to the questions. They believe the school system has provided adequate documentation to support the overall strategy for designing and constructing schools cost effectively. He said the length of the site permit approval by the municipalities where the upcoming schools will be located is a real concern and may have a significant impact on the ability to construct the schools on time to open in 2016. He said the county is also seeing the same impact on county projects. He said staff sees this issue and the need to move forward expediently so the design and contract teams do not get in a bind. He said county staff believes this appropriation request follows the plan for the 2013 capital improvement plan and staff supports their appropriation request.

Chairman Matthews asked about the reduced costs for the design as it is reused each time. He asked how the figures were reduced each time they reused a design. Mr. Desormeaux said each time the designs are more refined so minimal changes are needed, so that by the third time the same design is used, the cost of the design has been covered. However, there are other costs for such things as site, permitting, bidding and construction administration.

Commissioner West asked if these savings were already built into the bond. Mr. Desormeaux said the savings were built into the bond.

Commissioner Coble asked how many different prototypes will be used in the elementary schools. Mr. Desormeaux said there are multiple prototypes that will be used for the first time. Any prototypes that work well the best and are cost effective will be re-used. Commissioner Coble said that when they reuse

the designs, they redesign the plans so the savings have not been seen. He asked what the commitment is to the schools to secure savings by re-using prototypes. He said if they use one design and redesign it each time, then they have not achieved anything. He asked what their plans are for the number of prototypes to try and how many times can they use the successful one.

Mr. Desormeaux said that if the site was the same every time and there were no other changes, then they would reuse the same prototype continuously. He said they have had to do redesigns because the site was difficult. However, it was still a lower cost than starting with a brand new design. On one school the change was from one story to three stories, which added cost. He said there are still savings by using an existing design than starting with a brand new design. He said they have gotten some of the savings down to one percent.

Commissioner Coble asked for examples of the schools with savings and a generational chart of the use of the designs. Mr. Desormeaux said he would provide that information to Commissioner Coble.

Commissioner Bryan asked what has been learned from the 2006 bond issue on how to do things better. Mr. Desormeaux said that the price of structural steel was increasing faster than other building products so they went back to low masonry to have some savings there. They have gotten some 3%-4% savings from overhead. Commissioner Bryan asked if the same building was being compared in the 2013 program to as in the 2006 program. Mr. Desormeaux said there have been code changes but everything else has remained the same. Commissioner Bryan asked about the projection to save 8%-10% on each building from going from load bearing structural steel to masonry. Mr. Desormeaux said there are savings being realized in electrical, lighting, changes in HVAC systems and improvements in architectural designs with possible changes in architectural style.

Commissioner Bryan asked why the designs are all from designers from outside of Wake County. Mr. Desormeaux said the firms for E-36, E-37, and E-43 were from outside of Wake County but the designs had not been used in Wake County. The firms have done work in Wake County. He said they set a budget target and the local firms were unable to meet the budget target. Commissioner Bryan asked if the schools are the same size as in the last bond issue. Mr. Desormeaux said Commissioner Bryan's statement was correct.

Vice-Chair Gurley asked if the numbers used were the actual cost or the budgeted numbers for the schools. Mr. Desormeaux said the figures were arrived from the same criteria used in 2006. Vice-Chair Gurley asked what the average cost was for the elementary school building in 2006. Mr. Desormeaux said the numbers would be the cost from 2006 with inflation factored into it.

Commissioner Bryan asked if these schools can be delivered at the cost presented with the movement of the economy towards increasing costs. Mr. Desormeaux said that they have set some tough targets for themselves but they are working to meet those targets. Commissioner Bryan asked the number of staff in his department. Mr. Desormeaux said about forty employees are in his department. He said the departments include Real Estate with four staff, Planning has five staff, Project Management has about 10 staff, and other departments include Commissioning, Facility Assessment, and Furniture but the number of staff would need to be verified.

Commissioner West asked about goals for minority women participation in these projects. Mr. Desormeaux said that with the Construction Manager At-Risk minority goal they are three times more likely to reach the goal than using the single prime approach.

Vice-Chair Gurley asked Mr. Desormeaux to provide the assumptions on the budgeting and if it could be supported on the county staff level as well.

Mr. Forestieri said that county staff has been working with WCPSS staff on the board's questions and conveying the answers to the board. County staff believes adequate information about design and location of schools has been provided. Staff believes the request follows the capital improvement bond request. He said the length of the site permit approval by the municipalities where the upcoming schools will be located is a real concern and may have a significant impact on the ability to construct the schools on time to open in 2016. Staff supports this appropriation request.

### Today's Request

Project	CIP 2006	CIP 2013
E-38 Design	\$700,000	
M-13 Design	\$1,000,000	
E-43 Design	\$300,000	\$400,000
E-36 Design		\$700,000
E-37 Design		\$700,000
Land Acquisition		\$17,239,604
<b>Total</b>	<b>\$2,000,000</b>	<b>\$19,039,604</b>

Chairman Matthews noted this was a first reading and required no action at this time.

**Public Comments:**

Ms. Barbara Vandenburg asked the Board to honor the Wake County Public School System's requests. She encouraged the board to continue with the process and thanked the board for their work.

Ms. Octavia Rainey invited the Wake County Board of Commissioners to the Black History Month Program on February 22 at the Tarboro Road Center from 11:00 a.m. until 1:00 p.m. This year they will honor black owned businesses with twenty-five or more years of service. Ms. Raney also informed the board that Commissioner Bryan is on the cover of the NC Insight Magazine and deliveries of the magazine will be made to 400 sites in Wake County beginning at 4:00 p.m. today. She circulated a booklet to the board.

**Land Acquisition for an Elementary School Site in the East Raleigh Area (E-40) (First Reading)**

Mr. Desormeaux shared a map of target sites for elementary schools. He shared the target ring for E-40. The two top sites were identified out of 84 sites. There were nine additional sites that were considered but eleven sites were evaluated. He shared the site identification approach. He shared an overview of narrowing of sites. There were five top sites that were identified for further review: Sunrise Valley Place, New Bern Avenue (unsolicited), N. Rogers Lane, Wake Commons and Poole & Hodge Roads (outside the ring and unsolicited site). He shared a comparison of the E-40 sites with only two of the five sites that could support the full elementary school program.

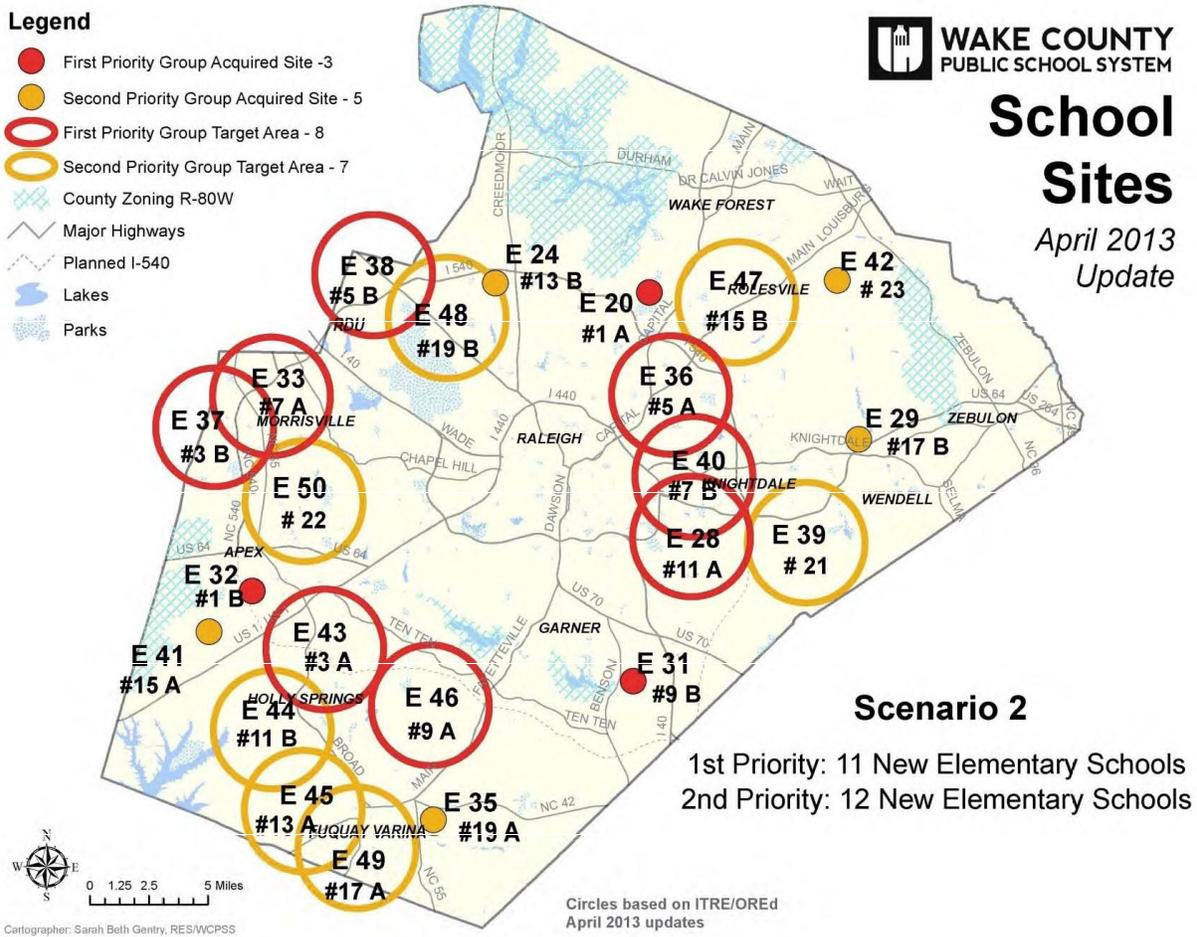
**Legend**

- First Priority Group Acquired Site - 3
- Second Priority Group Acquired Site - 5
- First Priority Group Target Area - 8
- Second Priority Group Target Area - 7
- County Zoning R-80W
- Major Highways
- Planned I-540
- Lakes
- Parks



# School Sites

April 2013 Update



## Scenario 2

1st Priority: 11 New Elementary Schools  
 2nd Priority: 12 New Elementary Schools

Circles based on ITRE/OREd  
 April 2013 updates

Poole and Hodge Roads site was considered even though it was outside the ring because it was a readymade site. He said the N. Rogers Lane site was chosen at \$72,332 per acre for 20.969 acres. Mr. Desormeaux shared a chart of site acquisition savings. He said they talked with NC Department of Transportation for the offsite road improvements. The right-of-way was considered without additional cost. The N. Rogers Lane site was considered as the best site. He shared the pros and cons of the site. There is City of Raleigh designated open space nearby. There is a designated right-of-way.

Request for Approval and Funding of  
Board of Education Acquisition of E-40 School Site  
(First Reading)  
Joe Desormeaux, Jr., Assistant Superintendent for Facilities  
Wake County Public School System

**Elementary Schools Needed**

**Site Identification Process**

The E-40 Target Ring area was reviewed using readily available data from Wake County GIS and property tax records

- Sufficient to accommodate the standard elementary school program
- At least 19 net useable acres
- Unimproved/under improved
- Current uses do not substantially preclude school use
- Sufficient road access
- Existing hydrology does not substantially preclude school use

**Site Identification Approach**

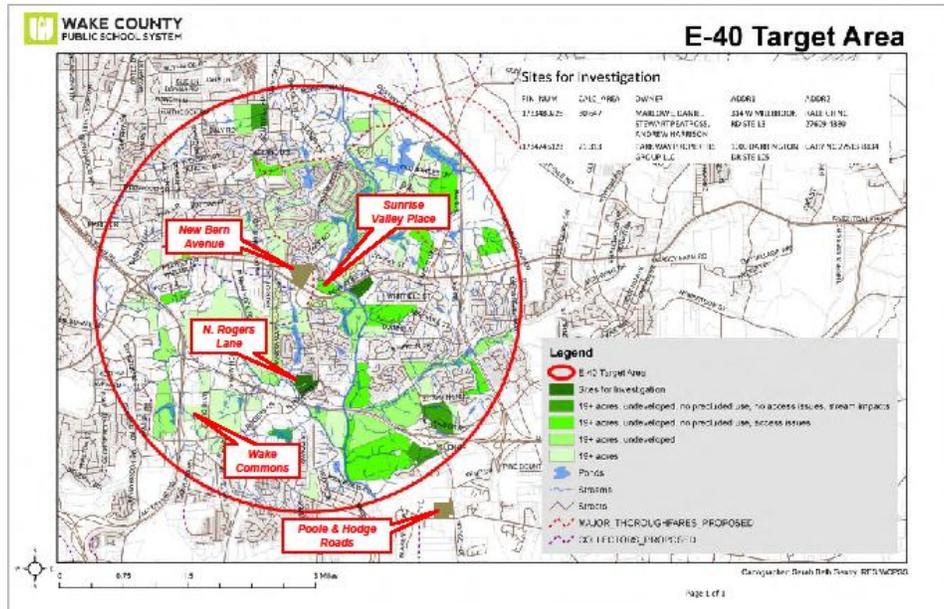
- Of 84 total sites or assemblages within the target area, 2 top sites identified
- 9 additional sites considered: within one mile outside target ring, unsolicited property offers, County-owned property, nearly top sites
- Evaluated 11 sites based on data on:
  - Acreage
  - Site shape
  - Hydrology
  - Topography
  - Current Road Access
  - Current Uses
  - Location (adjacencies, traffic, accessibility, effective assignment)
  - Existing Safety Concerns (high voltage power lines, gas lines, railroads)
  - Code restrictions (Airport Overlays, Critical Watersheds, etc.)
  - Availability/ Distance of Water and Sewer
  - Relative Public Road Improvement Requirements (On-site and Off-Site)
  - Ability to purchase at/below market value 5

**Overview of Narrowing of Sites**

- Individual Sites
  - 84 Individual Sites were identified in the target ring
  - 82 Individual Sites were eliminated based on preliminary criteria review
- Additional Sites (Unsolicited Property Offers, County-owned Property)
  - 8 Additional Sites were identified in or near the target ring
  - 5 Additional Sites eliminated based on preliminary criteria
- Additional Assemblages (Unsolicited Property Offers)
  - 1 Additional Assemblages were identified in or near the target ring
  - 1 Additional Assemblages eliminated based on preliminary criteria

- Sites were narrowed for further review
- 5 Top Sites were identified for further review

## E-40 Top Sites Evaluated



## E-40 Site Comparison

Site Locations	N. Rogers Lane	Wake Commons	New Bern Avenue	Sunrise Valley Place	Poole & Hodge Roads
Sufficient to Support Full ES Program	Yes	No	Uncertain	Uncertain	Yes
Subdivision or Recombination Required	Yes	Yes	No	No	No
Site Acreage	20.969	19.00	18.90	19.48	19.22
Site Acreage With Streams or Wetlands	0	2.00	0	1.00	0
Net Usable Acres	20.969	17.00	18.90	18.48	19.22
Anticipated Price Per Acre	\$72,332	Undetermined	\$100,000	\$95,000	\$250,000
Anticipated Site Price	\$1,516,720	Undetermined	\$1,890,000	\$1,850,600	\$4,805,000
Effective Cost Per Usable Acre	\$72,332	Undetermined	\$100,000	\$100,141	\$250,000
Relative Site Development Costs	Typical	More than typical	Typical	Typical	Less than typical
Sufficient Road Access Points (2)	Yes	No	No	Yes	Yes
Accessibility to Community (Bike/Ped)	Good	Fair	Good	Fair	Fair
Customary Off-site Road Improvements	Less than typical	Typical	Typical	More than typical	Typical

## N. Rogers Lane Concept Plan



## N. Rogers Lane Tract – Pros & Cons

### Pros:

- Owners are willing sellers
- Within target ring area
- Land price below appraised value
- Estimated on-site development costs within typical range
- Lowest estimated public infrastructure costs – roads, water sewer
- Access to site: ample road frontage for entrance(s) into site
- Established residential area
- Bicycle and pedestrian accessibility
- Fewest topography issues – no retaining walls
- Fewest hydrology issues – no streams/wetlands

### Cons:

- Minor open space limitations
- Construction of cul de sac (450 lf) along southern boundary

## Site Acquisition Savings

	Appraised Value	Sales Price	Net Savings/Loss
Original 20.00 ac. site per contract	\$1,920,000	\$1,516,720	<\$403,280>
Additional surveyed 0.969 ac.	\$93,024	\$0	<\$93,024>
Additional ROW of 1.103 ac.	\$105,888	\$0	<105,888>
Combined 20.969 ac. w/ROW	\$2,228,912	\$1,516,720	<\$602,192>
Per Acre	\$96,000	\$72,332	<\$28,718>

Mr. Desormeaux reviewed the site acquisition savings noting that the sales price of \$1,516,720 is \$602,192 less than the appraised value of \$2,228,912.

Discussion pursued as commissioners tried to familiarize themselves with the different site locations.

Commissioner Bryan said there was a \$75,000 an acre MIA appraisal, but showing \$72,332 an acre purchase price, and shows a \$3,000 an acre savings based on the appraisal. Commissioner Bryan said the checklist in the agenda shows that state certified appraisal shows \$75,836 per acre for property. Ms. Betty Parker, Real Estate staff, said the appraisal was an assemblage of five or six parcels. She said the \$92,000 in the chart is referring to the specific area for the school site only. They bought the more valuable part and the \$75,000 was a blended price. The site had several different zonings on it and the appraiser designated the value of each area. The school site acreage comes to the \$92,000 level.

Commissioner Bryan spoke to the process they used, noting that there is \$810,000 and forty professionals working on this project, why would a bank not come to the schools and offer this property for sale. He asked how the school staff interacts with the banking community or financial institutions that may have property to sale. He asked what process is used to include them in this process. Mr. Desormeaux said that banks often want to offload such properties quickly and do not want to wait for their processes and time periods.

He said they have done some processes with banks such as E-26. He said the banks typically turn to someone who will take the property off their hands very quickly. There is no formal working relationship with the banks but if they know the banks have property for sale, then they talk to them. Commissioner Bryan said this property was purchased a little over a year ago for \$9,224 an acre. He was not comfortable using taxpayer money for a deal like this when the county has a Triple A rating with this expertise. He asked if the banks approached the schools about the property. Mr. Desormeaux said the banks did not approach the schools but also it caught them at a time where they did not have cash to purchase the property. Commissioner Bryan asked if this was all usable land and Mr. Desormeaux concurred. Commissioner Bryan asked that WCPSS include in their processes working with banks about properties that may be available.

Vice-Chair Gurley asked if the E-40 site on N. Rogers Lane was one of the two identified properties during the normal analysis process. Mr. Desormeaux said it was. Vice-Chair Gurley asked if the WCPSS staff went to the owners of the site about the land. Mr. Desormeaux said the staff approached the owners. Commissioner Gurley clarified that the owners bought the land because it was a good investment, not because they had plans to flip it to the school system. He said the Schools staff identified this land as a potential site and then approached the owners. Mr. Desormeaux said the owners originally had other plans for the site when the WCPSS approached them. He said they purchased the property a year ago. Commissioner Gurley stated he hoped that if the property had been identified a year ago, then the County could have gone to the bank as part of the process. The process was not implemented at a time when the bank was could have been approached.

Commissioner Sullivan thanked Mr. Desormeaux for the revised presentation which was easier to understand. She said this site is the cheapest, most accessible and has to have the least improvements. She said that banks want to turn property around very quickly. The county process is lengthy. Mr. Desormeaux said that once the property is identified then there is a six month process for due diligence and at this time it goes before the Board of Commissioners. Commissioner Sullivan said that any landowner can make a significant amount of money that has owned property for a length of time. She said the amount the landowner paid for the site is germane to this process.

Commissioner West asked if the selection and purchase of this property was a rare occurrence or unusual. Mr. Desormeaux said they had a couple of properties but this property was about the timing issue.

Commissioner Ward said there are many banks across Wake County. It would be a timely process to undertake and would take a staff person fulltime to seek this information from the banks. She said the process seems to be a good steady process and plan.

Commissioner Gurley asked what Commissioner Sullivan meant when referring to this property as toxic. Commissioner Sullivan said the property was not toxic and that was a poor choice of words because she was referring more to the situation than the property.

Chairman Matthews said this process is a fulltime job finding and presenting these properties to the boards. He suggested they may want to look at ways to streamline the process and at the same time find ways to save money.

Mr. Edmondson said that Wake County staff has been involved throughout this process and reviewed the findings of the process. He said the N. Rogers Road property meets the criteria at a per acre price that is much less than the others except the publicly owned land.

**Appropriate \$1,685,939 and Establish 36 FTEs for Human Services Economic Self Sufficiency Programs Supporting Food and Nutrition Services, Medicaid and NC FAST Implementation**

Ms. Liz Scott, Wake County Human Services Assistant Division Director, stated this request was for additional funding for the NCFAST Food and Nutrition Program as well as Medicaid. This is the second year of the rollout of this program which will continue for several more years for all of the social services to be implemented on this system. She said implementation has been complicated with issues on the system and increased workload for the county. The strategies being used have been utilizing temporary staff and overtime of current staff with funds appropriated by the board. She stated that those strategies will not be sufficient for the long term because they are still not able to meet deadlines. The US Department of Agriculture issued a deadline to North Carolina for the Food and Nutrition Program which they have been trying to accomplish but have not been able to meet the deadlines. There is another deadline in March to complete all the overdue work. There is an action plan which requires additional funds for the remainder of this fiscal year to maintain temporary staff and pay regular staff overtime. Training will be needed for staff. There are thirty-six (36) additional positions requested in order to meet the increased caseloads and implementation of the complicated system. She shared a chart of additional case management staffing projections. They need case managers and training staff. The case managers will need to enter the Medicaid data because there is no conversion process. Training staff is needed now. They will also need additional funding for FY 2015. The request is for an additional \$817,324 with the county share being \$288,997 for the remainder of this fiscal year. The budget request for this year was \$1,881,381 which was for temporary staff. Public communications assistance is needed. She shared the funding for new staff.

Ms. Scott shared the goals that they have set for themselves to meet productivity and system stability. With the Medicaid implementation, they predict a need of twenty-six (26) additional Fulltime equivalents to address that need. With the Medicaid system, each case will have to be entered manually because there is no conversion of the system. This request includes twenty-six (26) case managers, three supervisors, one program manager, two administrative staff and four trainers. Training staff needs to be added now.

Ms. Scott said they have identified a need for ongoing public communication assistance. This request is to help them be more proactive in their communications, response to media requests, communication with decision makers and community partners, embed in Department of Social Services work/management team using a combination of temporary staffing and contract services thru the Public Affairs Office. This request is for \$31,875 in FY 2014 and \$73,764 in FY 2015.

### Funding for New Staff

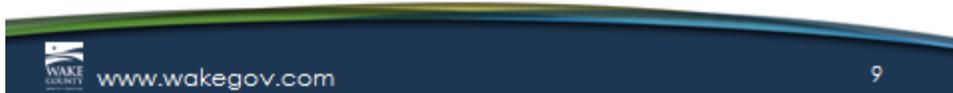
- 36 new staff + communications support
- Requesting additional \$868,615
  - 4-months in FY14
  - Federal Share = \$373,660
  - County Share = \$494,955
- Annualized for FY15 = \$1,962,476
  - Federal Share = \$1,109,880
  - County Share = \$852,596



The Goals are:

## Goals

- Complete FNS cases within mandated time frames
  - Eliminate backlog of FNS cases by March 15
- Completed Medicaid applications within mandated time frames
  - Complete overdue Medicaid applications and reviews by October 1
    - Enter Medicaid cases manually into NC FAST as eligibility reviews are due (automatic conversion will not occur)
    - Includes applications to be received from the Federal Marketplace



She said they did meet the February 10th deadline for the first part of the implementation. The USDA deadline is March 31 but their deadline for completion is March 15th. The Medicaid implementation will be a challenge. They have not received any of the federal marketplace applications. Staff is not meeting the current Medicaid processing deadlines. They anticipate with the increased staff, they will be able to meet the October 1st goal for completion of Medicaid applications.

Ms. Scott shared the plans for an expansion request for Fiscal Year 2015 for improved service. Resources needed for improved service will be to utilize technology and additional staff to handle call volume and integrate services of the Customer Support Center and case management staff. The goal for improved services is to be able to deal with these needs at the front end versus the back end. She said there will be an annual evaluation of the need for these new positions that are being requested. There will be several new programs coming on in NC FAST between now and Fiscal Year 2017. They hope to see some efficiency in these new systems and they will evaluate the need for all these new positions.

Chairman Matthews thanked Ms. Scott staff for their hard work over the last weeks. He reiterated that their plan is to meet the March 15th goal. Ms. Scott said they plan to meet the March 15th goal. He asked if the October 1 deadline to meet the Medicaid applications was their goal or a federal goal. Ms. Scott

said the October 1 deadline date was set by internal staff. She said there could be some external goals set by state and federal agencies. This goal will be met with the added new staff and the system continuing to improve and perform.

Commissioner Coble asked about the level of training needed for the NCFAST System. Ms. Scott said it is complex training on a difficult system. They have always trained staff on policy more so than the system but now they are training policy with more system navigation. Commissioner Coble asked that once they have been trained on the rules and the system, how easy is the system to use. Ms. Scott said there is a learning curve because it is complicated and it takes time to learn. She said once staff learns the system and the system performs well, they hope to see an increase in the speed of processing the applications. Commissioner Coble asked about the communications piece included in the motion. Mr. Durham said that the communication piece will be using temporary staff and contracted out services. Commissioner Coble asked if the county is prepared to handle this in the budget moving forward. Ms. Johnna Rogers, Deputy Manager, said that funding would be included as continuation funding in the FY 2015 budget.

Commissioner West clarified that these changes came about from above (state or federal). He said the process was originally created for efficiency in distribution of food stamps and food and nutrition. He asked if it would become so efficient that they would not need so many resources. Ms. Scott said that was the plan and why they built in the annual evaluation of the resources that have been allocated to the program. Ms. Scott said there will be efficiencies in the future and there will be a yearly evaluation about the amount of staff needed. She said the initial processes have been complicated by Medicaid and the Affordable Care Act. They do hope to see efficiencies in the future. After Medicaid implementation, there will be the implementation of children services, adult services and other services until completed in 2017.

Commissioner West said the call center and customer service is a great concept. He said that making customer service a top priority and is very important. He asked if goals have been divided as it relates to responding to needs. He asked if those goals have been looked at as an integration in the work and functional areas.

Ms. Scott said the USDA deadline has allowed staff to take apart their functions and determine if it's working the most efficient way. Clients are being directed to apply online to help the customers. She said communication should be an effective part of the process. Commissioner West asked if Ms. Scott felt they had identified their stakeholders and gotten feedback from them. Ms. Scott said they still have work to do on Medicaid to improve its rollout. There are very serious implications from people not having their Medicaid benefits.

Commissioner Ward asked if the funding request is adequate or would they be returning during the year for additional support. Ms. Scott said the staff believes they are asking what they need to effectively operate. She said even with the additional fulltime staff they will still need temporaries and overtime by staff. She said that temporary staff that will be considered for the full-time positions if they are trained and qualified.

Vice-Chair Gurley asked if continuing with the seventy-three (73) temporaries and overtime for fulltime staff, could she tell him there has been a thorough analysis of the cost to the taxpayers. Commissioner Gurley stated that continuing overtime can be an expensive way to meet the needs and will take a toll on current staff. He asked if they were assured there was a good mixture of the fulltime and overtime resources. Ms. Scott said that overtime is not sustainable for the long-term and why she was making the request for additional resources. She said staff has been doing overtime for quite some time, they are tired and they need additional staff.

## Additional Needs for FY 15

- NC FAST implementation has greatly impacted the Customer Support Center.
- Resources needed in FY15 to improve service
  - Utilize technology and additional staff to handle call volume
  - Integrate services of the Customer Support Center and case management staff



Commissioner Sullivan asked how much better has the system gotten and is it working better. She asked if it was crashing as much as it was in the recent past. Ms. Scott said that the performance has improved with the FNS program, but when Medicaid is online this may change. The idea is to have one case manager for economic services. Ms. Scott said all the pieces are not together yet and it is a work in progress. She said it was too early for her to make any statement on the performance of the system. Commissioner Sullivan asked if the idea was to have everything on one system. Ms. Scott said the idea

is to have all the economic services programs on one system. The individual will come in and make an application for each service and then get placed with a case worker to follow them consistently is an option. She said the current model of services and intake may change over time.

Betty Lou Ward motioned, seconded by James West, to accept up to \$901,987 in Medicaid administration funds; appropriate to the General Fund a total of \$1,685,939 consisting of Federal funds up to \$901,987 and a fund balance appropriation of \$783,952; and established 36.00 FTEs to address the workload needs associated with NC FAST implementation and the administration of the Medicaid and Food and Nutrition programs.

Commissioner Bryan said there has been a lot of discussion on food and nutrition and Medicaid issues. However, he stated he believed the bigger issue is that as the county grows there has been a doubling of clientele who need services. The board has ensured that clientele will be served and has supported the investment for this service. He asked if the 36 employees will be sufficient. Ms. Scott agreed that the staff requested would be sufficient.

The motion passed unanimously.

Chairman Matthews asked Ms. Scott to consolidate the numbers and get to Public Affairs staff for distribution to the board.

### **Other Items**

#### **Committee Reports**

Chairman Matthews said a joint meeting is scheduled for Friday with the Board of Education at 9:00 a.m. in Room 2800 of the Justice Center. He stated that the Board Retreat was postponed from the original date of February 14 due to inclement weather and rescheduled for February 28. The Board will meet on February 24 at 12:30 p.m. to discuss the interviews of the county manager candidates.

### **Other Business**

#### **Informational Items for the Board of Commissioners**

1. Interim Financial Statements for Period Ending December 31, 2013

#### **Closed Session**

County Attorney Scott Warren stated there was a need for closed session pursuant to NC General Statute 143-318.11(a)(3) to consult with the County

Attorney in order to preserve the attorney-client privilege between this board and its attorney.

James West motioned, seconded by Paul Coble, to go into closed session to discuss an economic development project as stated by the County Attorney. The motion passed unanimously.

Chairman Matthews called the meeting back to order following the closed session and stated no action was taken.

**Adjourn**

Paul Coble motioned, seconded by Tony Gurley, to adjourn meeting at 4:15 p.m. The motion passed unanimously.

Respectfully submitted,

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