



**Wake Forest Board of Commissioners  
Meeting Minutes**

**April 20, 2021 at 7:00 PM**

Mayor Jones called the meeting to order at 7:00 p.m. She led everyone in the Pledge of Allegiance. This meeting was open to the public and not offered via zoom. The meeting was made available for the public to view on Channel 10 television and live stream. Anyone wishing to provide public comment in-person was asked to sign up ahead of the meeting using a Cognito form found on the public portal of the website.

**Council Members Present**

Mayor Vivian A. Jones  
Commissioner Jim Dyer  
Commissioner Chad Sary  
Commissioner Liz Simperts  
Commissioner Bridget Wall-Lennon  
Commissioner Adam Wright

**Staff Present**

Kip Padgett, Town Manager  
Eric Vernon, Town Attorney  
Deeda Harris, Town Clerk  
Aileen Staples, Chief Financial Officer

**Staff Present**

Magda Holloway, Public Works Director  
Courtney Tanner, Planning Director  
Jennifer Currin, Assistant Planning Director  
Kari Grace, Planner  
Ruben Wall, Parks & Recreation Director  
Lisa Hayes, Strategic Development Director  
Julius Jefferson, Police Captain  
Brian Mote, Police Captain  
Luke Devores, Urban Forester  
Jeannette Johnson, Sustainability Coordinator  
Monica Lileton, Recreation Superintendent  
Suja Jacob, Recreation Specialist

**1. Approval of Agenda**

**ACTION:** Commissioner Wall-Lennon made a motion to approve the agenda.  
Commissioner Wright seconded the motion, which carried (5,0).

**2. Approval of Minutes**

2.A. Approval of Minutes for Meetings held March 2, 2021 (Work Session & Joint Public Hearing) and meeting held March 16, 2021 (Regular Board of Commissioners Meeting)

**ACTION:** Commissioner Simperts made a motion to approve the Minutes for Meetings held March 2, 2021 (Work Session & Joint Public Hearing) and meeting held March 16, 2021 (Regular Board of Commissioners Meeting) Commissioner Dyer seconded the motion, which carried (5,0).

### **3. Presentations**

3.A. Proclamation Recognizing April 14 as "Arbor Day" in the Town of Wake Forest

3.B. Proclamation Recognizing April 22, 2021 as "Earth Day" in the Town of Wake Forest

Mayor Jones mentioned the town had participated in Arbor Day for years. She mentioned the town had a policy in the strategic plan to maintain a 45 percent tree canopy coverage which was much higher than most communities. Town Manager Padgett introduced Jeanette Johnson as the town's Sustainability Coordinator. Urban Forester Deverose received the Arbor Day proclamation. Mayor Jones presented Sustainability Coordinator Johnson with the Earth Day proclamation. She thanked them both for their hard work. Ms. Johnson said she looked forward to the town and community to improve and maintain the sustainability.

3.C. Proclamation Recognizing May 2021 as "Better Hearing Month"

Commission Dyer presented the proclamation to Dr. Vrooman with Wake Audiology. Dr. Vrooman thanked Mayor Jones. She said those affected often felt isolated, lonely and depressed. She encouraged anyone facing hearing loss to consult with a medical professional.

3.D. Proclamation Recognizing "St. Baldrick's Day" on May 1, 2021

Commissioner Wright presented the proclamation to the Bald Entrepreneurs Team representatives. Mr. Chris Wright thanked for the support of the proclamation over the years. He said their target goal this year was \$75,000. This year's event would be at Strike and Barrel on May 1<sup>st</sup> from 11 a.m. – 4 p.m.

3.E. Proclamation Recognizing May 2021 as "Building Safety Month"

Mayor Jones said the town was recognizing the Inspections Department for their work to inspect and make sure our buildings in town were built safely.

3.F. Proclamation Recognizing the Month of May 2021 as "Physical Fitness and Active Lifestyle Month" in the Town of Wake Forest

Commissioner Sary presented the proclamation to Parks & Recreation Director Wall, Recreation Superintendent Lileton and Recreation Specialist for Specialized Programs Jacobs. Recreation Superintendent Lileton encouraged everyone to get more active. A good opportunity would be the upcoming 50-mile walking challenge that was planned starting May 1.

3.G. Proclamation Recognizing "National Public Works Week" – May 16-22, 2021

Commissioner Wall-Lennon presented the proclamation to Public Works Director Holloway, Urban Forester Deverose and Sustainability Coordinator Johnson. Public Works Director Holloway thanked them for recognizing staff's dedication in helping provide a better quality of life for the citizens.

3.H. Proclamation Recognizing May 1, 2021 as "Global Love Day" in the Town of Wake Forest, NC

Mayor Jones said we were one community and interconnected. She invited everyone in a day of forgiveness and unconditional love on May 1. The proclamation would be mailed to the requestor.

3.I. Proclamation Recognizing "Peace Officer's Memorial Day" and "National Police Week" – May 9-15, 2021

This proclamation honored law enforcement who rendered dedicated service to the community and those that have made the ultimate sacrifice. Police Chief Leonard would get a copy of the proclamation to post and share with Police Department staff. Mayor Jones and the board appreciated their hard work.

3.J. Proclamation Recognizing May 6, 2021 as "National Day of Prayer"

Area ministers and pastors planned to gather and have a prayer event. Due to COVID the event was on a smaller scale. Mayor Pro Term Simperts would read the proclamation at the event.

3.K. Proclamation Recognizing May 2 through 8, 2021 as the "52nd Annual Professional Municipal Clerks Week"

Mayor Jones said she was happy to honor the Clerk's Office for the service provided to the community and especially the town board. They appreciated the work of Town Clerk Harris and Deputy Clerk Savary.

### 3.L. Discussion of Electric Cost of Service (COSS) results and Rate Alternatives

Chief Financial Officer Staples presented the COSS services presentation. The Consultants Booth and Associates gave the board a presentation on December 2020. There were a lot of rate classifications. The first extensive rate study was done in 2016 after the asset sales to Duke. That resulted in a slight decrease in rates. A task in the Strategic Plan was to review and do updates to impact fees every three-five years to keep up with inflation, economy and rising cost. The update was started in 2018-19. Then the town purchased a building off of Unicon Dr. Once that was factored into the debt service schedule staff decided to delay a year and then the pandemic hit.

After the December presentation the consultants left the board with information to decide upon. There was a column for justifiable increases of what it cost to provide service and have cash reserve to sustain. The goal was to try and have 90-100 days of cash on hand for emergencies. The town had 92 days at the time of calculation which staff thought was sustainable. The recommend increase was in April 2021 and April 2023.

Chief Financial Officer said staff recommended updates to the rate structured in the FY22 budget using an approximate growth rate of two percent effective September 2021. They also discussed to continue regular forecast updates. Staff would get information on the monthly savings for commercial customers and revising any other savings they could pass along to residential customers. Staff had focused on the residential customer and recovering the fixed cost with the base charge. There were commercial customers coming online in the near future that would have an add to the growth. Because of the town's financial position, they could push the increase out to September and sustain. She told the commissioners all of the payment plans the customers had in place during the pandemic had all been paid in full per a report of Customer Service Manager Brown.

### 3.M. The American Rescue Plan Act of 2021

Strategic Performance Manager Hayes briefed the board on the American Rescue Plan Act of 2021 which became law on March 11, 2021. Staff had been actively involved in webinars regarding the act since March. It was a \$65 billion package. There would also be additional grants and funding opportunities through the passage of this bill. There were use restrictions, accounting and reporting to be done. Town staff would focus on restoration and one-time needs deferred due to the pandemic. Things they were considering were infrastructure improvements, broadband initiatives (fiber extension), economic development initiatives, replacement of equipment deferred due to the pandemic's impact and other uses as determined by federal guidelines. All departments would look for opportunities. They needed to be intentional in the use and set priorities.

All funding would need to be spent by December 2024. Anything not spent would be returned. Staff were waiting for guidelines from the Local Government Commission and would not spend any of the funding before there were clarifications and guidelines in place. There were lots of reporting to be done. The funds needed to be separate from other town funds. She shared staff working on the project were finance, the management staff of the town manager's office and department directors. Once they got a better understanding of what the funds could be used for, staff would get input from the Board of Commissioners.

#### **4. Public hearings / Public Comment**

##### **4.A. Public Comment:**

Ms. Kate Jones said she had spoken with Senior Planner Reidy. He suggested she ask the board of the possibility of rezoning 306 S Allen Rd be rezoned from NMX to RU. She said homes in the neighborhood were older modest, single-story homes. Roads were intended for that type of neighborhood. Those roads had not been improved, were narrow and no sidewalks limiting the flow of traffic. On-street parking would be an issue. The latest use of the property was a former nursing home. The property had been vacant until last month. A developer had asked for a parking variance for a four-story, 92-unit building on a 2.5-acre lot; the variance was denied. She asked the board to consider a rezoning of the properties along S. Allen Rd. Mayor Jones asked staff to research zoning options and bring them back to the board.

#### **5. Consent Agenda**

- 5.A. Appointment of Members to Advisory Boards - Public Art Commission and Urban Forestry Advisory Board
- 5.B. Acceptance of a resolution to schedule the public hearing and certify the sufficiency for a petition requesting contiguous annexation submitted by Legacy Center Church for property located at 7102 Rabbit Run, being Wake County Tax PIN 1831-31-2312
- 5.C. Approval of Budget Ordinance Amendment # 4 for fiscal year 2020 - 2021
- 5.D. Acceptance of a Grant in the amount of \$10,000 from the North Carolina Forest Service for Ash Protection

**ACTION:** Commissioner Dyer made a motion to approve the items above on the Consent Agenda.  
Commissioner Wall-Lennon seconded the motion, which carried (5,0).

## 6. Legislative Items

### 6.A) Consideration of Appointment of Members to Historic Preservation Commission

Commissioner Dyer suggested the board leave the Historic District Position open until next month.

**ACTION:** Commissioner Dyer made a motion to appoint Ms. Elizabeth Miller for the At-Large Seat.  
Commissioner Wright seconded the motion, which carried (5,0).

## 7. Planning Items

### 7.A. Consideration of LEGISLATIVE ITEM TA-21-04 Text Amendment to the Comprehensive Transportation Plan

Mayor Jones stated the Comprehensive Transportation Plan (CTP) was adopted in October 2019 by the Board of Commissioners. After using the Plan for implementation over the past year, staff recommended additional changes to provide a defined list of implementations, action items and a revised project prioritization for greenway and roadway projects.

**ACTION:** Commissioner Wright made a motion to approve LEGISLATIVE ITEM TA-21-04 Text Amendment to the Comprehensive Transportation Plan  
Commissioner Simperts seconded the motion, which carried (5,0).

### 7.B. Consideration of QUASIJUDICIAL CASE SD-20-01 for a Major Master Subdivision for Forest on Franklin Townhomes filed by The Nau Company, on behalf of the property owner, to subdivide ±2.1 acres located at 0 S. Franklin Street, being Wake County Tax PINs 1840588611 and 1840587460

Mayor Jones shared a joint public hearing was held on April 6, 2021. The Planning Board, at their April 6, 2021 meeting, voted 8-1 to recommend approval of the Major Subdivision.

Per UDO Section, 15.9.2 (Subdivision Master Plan, Major), the Board of Commissioners must find that the request complied with the following Findings of Fact in order to approve or approve with conditions:

Finding 1: The plan is consistent with the adopted plans and policies of the Town.

Finding 2: The plan complies with all applicable requirements of the Wake Forest Unified Development Ordinance.

Finding 3: There exists adequate infrastructure (transportation & utilities) to supports the plans as proposed.

Finding 4: The application will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

Commission Wright concern was he did not feel they heard expert opinions during the Joint Public Hearing of the concerns of impact of surrounding property and flooding potential. He was not sure they were addressed. Commission Wall-Lennon said the subject matter expertise was missing at the meeting.

Commissioner Sary shared he was not in attendance of the meeting but reviewed the video. He felt capable of voting on the items on the agenda. He said that area was in the town's designated Renaissance Area. There were a variety of homes, walkable community and a school in the vicinity. From that perspective he thought the Findings of Fact were met.

**ACTION:** Commissioner Simperts made a motion to approve Consideration of QUASIJUDICIAL CASE SD-20-01 for a Major Master Subdivision for Forest on Franklin Townhomes filed by The Nau Company, on behalf of the property owner, to subdivide ±2.1 acres located at 0 S. Franklin Street, being Wake County Tax PINs 1840588611 and 1840587460 with the Findings of Fact. Commissioner Dyer seconded the motion, which carried (3,2) with Commissioners Wright and Wall-Lennon voting no.

7.C. Consideration of QUASIJUDICIAL ITEM SD-20-08 Major Master Subdivision for Hawthorne at Traditions filed by NV5, on behalf of the property owner, for Multifamily Development on approximately 12.4 acres located at 601 Gilcrest Farm Road, being Wake County Tax PIN 1851242248

Mayor Jones stated a joint public hearing was held on April 6, 2021. The Planning Board, at their April 6, 2021 meeting, voted 9-0 to recommend approval of the Major Subdivision. The applicant offered conditions regarding the Mendocino Street design and other traffic calming measures. The applicant was actively working on designs to be incorporated at Construction Plan and evaluating options with town staff. They had also recalculated the proposed canopy tree coverage on the landscape plan. Conditions offered by the applicant:

Following up on your conversations with Patrick Perez, Evolve would like to offer the following conditions for approval of the master site plan in case SP-20-45:

1. Subject to confirmation that the same will be possible based on geometry and engineering, the Mendocino Street cross section will be modified during Construction Plan review to narrow the travel lanes, incorporate dedicated on-street parking on one side, and include landscaped bump outs at the pedestrian crossing and on-street parking boundaries. Other traffic calming measures may be incorporated as approved by Town Staff.

2. Applicant will work with Planning Staff, as well as Transportation and Engineering Staff, to determine if an additional crosswalk or other safety features can be constructed on Royal Mill Road to address concerns with respect to pedestrian safety crossing Royal Mill and will include the safety features in construction drawings submitted for review.

Per UDO Section, 15.9.2 (Subdivision Master Plan, Major), the Board of Commissioners must find that the request complied with the following Findings of Fact in order to approve or approve with conditions:

Finding 1: The plan is consistent with the adopted plans and policies of the Town.

Finding 2: The plan complies with all applicable requirements of the Wake Forest Unified Development Ordinance.

Finding 3: There exists adequate infrastructure (transportation & utilities) to support the plans as proposed.

Finding 4: The application will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

Planner Grace said based on the Joint Public Hearing, staff and the applicant were looking at traffic calming and any other opportunities for traffic calming in the area. Commissioner Wall-Lennon thanked her for sharing the effort being made by the staff and applicant. Commissioner Wall-Lennon mentioned there was also concern of the naming of the street. Planner Grace said street naming was usually addressed during the construction plan phase and reviewed by Wake County. When addressing was being discussed and assigned, staff would keep in mind, but it was not standard protocol. Planning Director Tanner explain it would put emergency services at risk to go against the standard policy.

**ACTION:** Commissioner Wright made a motion to approve QUASIJUDICIAL ITEM SD-20-08 Major Master Subdivision for Hawthorne at Traditions filed by NV5, on behalf of the property owner, for Multifamily Development on approximately 12.4 acres located at 601 Gilcrest Farm Road, being Wake County Tax PIN 1851242248 with the Findings of Facts and Conditions.  
Commissioner Sary seconded the motion, which carried (5,0).



7.D. Consideration of QUASIJUDICIAL CASE SP-20-45 Major Site Master Plan for Hawthorne at Traditions filed by NV5, on behalf of the property owner, for Multifamily Development on approximately 12.4 acres located at 601 Gilcrest Farm Road, being Wake County Tax PIN 1851242248

Mayor Jones said a joint public hearing was held on April 6, 2021. The Planning Board voted 5-4 to recommend denial of the Major Subdivision due to Finding 4: The application will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The applicant offered conditions regarding the Mendocino Street design and other traffic calming measures. The applicant was actively working on designs to be incorporated in the Construction Plan and evaluating options with town staff. They had also recalculated the proposed canopy tree coverage on the landscape plan.

Per UDO Section, 15.8.2 (Site Master Plan, Major), the Board of Commissioners must find that the request complied with the following Findings of Fact in order to approve or approve with conditions:

Finding 1: The plan is consistent with the adopted plans and policies of the Town.

Finding 2: The plan complies with all applicable requirements of the Wake Forest Unified Development Ordinance.

Finding 3: There exists adequate infrastructure (transportation & utilities) to supports the plans as proposed.

Finding 4: The application will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

Commissioner Sary said concern was addressed on the previous site. There was also general concern of connectivity that the town wanted to see. Commissioner Wright said this would be a great use of the land. If they did not approve it, he felt it would cause irregular growth there. Commissioner Sary also mentioned the history of the site. Traditions had been a planned community for many years. The quadrant at the roundabout had some use planned to go there, but just did not know for sure what that use would be. As the community had had developed, he felt that was a good use for that corner. Commissioner Dyer felt it met Finding 4. Commissioner Wall-Lennon said there were concerns expressed by the residents which they were specific about. The applicant made a good faith effort to address those with the proposed conditions.

**ACTION:** Commissioner Sary made a motion to approve QUASIJUDICIAL CASE SP-20-45 Major Site Master Plan for Hawthorne at Traditions filed by NV5, on behalf of the property owner, for Multifamily Development on approximately 12.4 acres

located at 601 Gilcrest Farm Road, being Wake County Tax PIN 1851242248 with the staff report and Findings of Facts and Conditions.

Commissioner Wright seconded the motion, which carried (5,0).

- 7.E. Consideration of LEGISLATIVE ITEM RZ-18-05-02 Grove 98 PUD Amendment filed by Stiles Corporation to Amend the Existing Planned Unit Development District for ±77.09 acres located at 11051 Ligon Mill Road and 0 Ligon Mill Road (Wake County Tax PINs 1830865681 and 1830850298) and ±25.47 acres located at 0 Capital Boulevard (Wake County Tax PIN 1830872437) from Planned Unit Development (PUD) and Neighborhood Mixed Use Conditional District (NMX CD) to Planned Unit Development (PUD)

The proposed rezoning revises the previously approved Planned Unit Development (PUD) and expands the PUD boundaries. A joint public hearing was held on the rezoning request at the April 6, 2021 Planning Board meeting. The Planning Board voted unanimously to recommend approval of the zoning map amendment (rezoning) request with the conditions proposed by the applicant. The previously approved conditions from the original approval and first amendment continued to be in place. The conditions proposed with the second amendment were provided.

Commissioner Sary encouraged staff to do an amendment to eliminate time for staff to review. Commissioner Wright heard the concerns acknowledged did not influence and understood. He said this was an example of smart growth they should be looking at.

- ACTION:** Commissioner Dyer made a motion to approve LEGISLATIVE ITEM RZ-18-05-02 Grove 98 PUD Amendment filed by Stiles Corporation to Amend the Existing Planned Unit Development District for ±77.09 acres located at 11051 Ligon Mill Road and 0 Ligon Mill Road (Wake County Tax PINs 1830865681 and 1830850298) and ±25.47 acres located at 0 Capital Boulevard (Wake County Tax PIN 1830872437) from Planned Unit Development (PUD) and Neighborhood Mixed Use Conditional District (NMX CD) to Planned Unit Development (PUD) with the Consistency Statement.  
Commissioner Sary seconded the motion, which carried (5,0).

**Consistency Statement of the Wake Forest Board of Commissioners Pursuant to G.S. 160A-383 Addressing Action on Zoning Map Amendment RZ-18-15-02: Grove 98 Planned Unit Development**

The Wake Forest Board of Commissioners finds that RZ-18-15-02 is consistent with the Wake Forest Community Plan. The Wake Forest Board of Commissioners finds that the approval of the rezoning request is reasonable and in the public interest for the following reasons:

1. Large-scale commercial developments are encouraged to contain a diverse mixture of retail, office, restaurant and service uses.
2. Large-scale commercial uses are best located at the corners of neighborhood planning areas, that is, at the intersection of two or more major streets. Such large scale uses should be discouraged from "mid-block" locations where it is more difficult to distribute traffic flows.
3. The mixed-use development proposes a compatible mixture of residential and non-residential development
4. Streets are as wide as necessary to serve their intended purpose and anticipated traffic volumes.
5. A network of planned walkways, bikeways and greenways are being implemented into the design. The street design is giving equal opportunity to the pedestrian and automobile.

- 7.F. Consideration of QUASIJUDICIAL ITEM SD-20-08 Major Master Subdivision for Hawthorne at Traditions filed by NV5, on behalf of the property owner, for Multifamily Development on approximately 12.4 acres located at 601 Gilcrest Farm Road, being Wake County Tax PIN 1851242248

Mayor Jones stated a joint public hearing was held on April 6, 2021. The Planning Board voted 9-0 to recommend approval of the Major Subdivision.

Planner Grace shared the applicant provided a condition for the proposed multi-use path on Road C identified in the PUD be included in the construction plans. The applicant intended to provide in the next steps in the construction plan stage.

Per UDO Section, 15.9.2 (Subdivision Master Plan, Major), the Board of Commissioners must find that the request complied with the following Findings of Fact in order to approve or approve with conditions:

Finding 1: The plan is consistent with the adopted plans and policies of the Town.

Finding 2: The plan complies with all applicable requirements of the Wake Forest Unified Development Ordinance.

Finding 3: There exists adequate infrastructure (transportation & utilities) to supports the plans as proposed.

Finding 4: The application will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

**ACTION:** Commissioner Dyer made a motion to approve QUASIJUDICIAL ITEM SD-20-08 Major Master Subdivision for Hawthorne at Traditions filed by NV5, on behalf of the property owner, for Multifamily Development on approximately 12.4 acres located at 601 Gilcrest Farm Road, being Wake County Tax PIN 1851242248 with the condition and Finding of Facts.  
Commissioner Simperts seconded the motion, which carried (5,0).

7.G. Consideration of QUASIJUDICIAL ITEM SP-20-26 Major Site Master Plan for Grove 98 North filed by Stiles Corporation for Multifamily Development on approximately 50.5 acres located at 11051 Ligon Mill Road and O Capital Boulevard, being a portion of Wake County Tax PIN 1830865681 (portion) and all of 1830872437.

Mayor Jones said a joint public hearing was held on April 6, 2021. The Planning Board voted 9-0 to recommend approval of the Major Subdivision. Per UDO Section, 15.9.2 (Subdivision Master Plan, Major), the Board of Commissioners must find that the request complied with the following Findings of Fact in order to approve or approve with conditions:

Finding 1: The plan is consistent with the adopted plans and policies of the Town.

Finding 2: The plan complies with all applicable requirements of the Wake Forest Unified Development Ordinance.

Finding 3: There exists adequate infrastructure (transportation & utilities) to supports the plans as proposed.

Finding 4: The application will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

Planner Grace stated the applicant had offered the condition to incorporate a 10-wide multi-use path (MUP) along the length of "Road C" be included in the next steps during the construction plans.

**ACTION:** Commissioner Dyer made a motion to approve QUASIJUDICIAL ITEM SP-20-26 Major Site Master Plan for Grove 98 North filed by Stiles Corporation for Multifamily Development on approximately 50.5 acres located at 11051 Ligon Mill Road and O Capital Boulevard, being a portion of Wake County Tax PIN 1830865681 (portion) and all of 1830872437 with the Findings of Fact and condition.  
Commissioner Simperts seconded the motion, which carried (5,0).

- 7.H. Consideration of LEGISLATIVE CASE RZ-18-07, Bridges and Pace Property, for the extension or rescission of the Conditional District approval, located at 12737, 12739 and 12753 Wake Union Church Rd., being Wake County Tax PINs 1831-86-8329, 1831-86-9237 and 1831-96-1456

Mayor Jones stated the board approved the rezoning on April 7, 2018. They were notified since they had not filed a building permit the rezoning would be rescinded. They asked for it to be continued. Asst. Planning Director Currin said based on Sections 15.15.3C of the Unified Development Ordinance that stated if the applicant had not received a building permit within two years staff had to notify the applicant. Within sixty days staff had to bring to the Board to either rescind it or the board could extend it. The applicant Hawthorne had asked for an additional three years.

Commissioner Wall-Lennon asked about a previous situation. She asked was anything change in the process. Asst. Planning Director Currin said with the upcoming changes to 160D, staff was proposing to remove this unique section of the ordinance which has staff having the responsibility to notify the applicant. The zoning would stay. They would have to come back before the board to modify it. Proposing to remove it would eliminate the tracking mechanism. Once the zoning was approved, the zoning would stay with the property. Commissioner Sary said he thought that would bring into compliance of state law. The caveat of the ordinance is that staff had to notify them of something that had expired.

**ACTION:** Commissioner Dyer made a motion to approve LEGISLATIVE CASE RZ-18-07, Bridges and Pace Property, for the extension or rescission of the Conditional District approval, located at 12737, 12739 and 12753 Wake Union Church Rd., being Wake County Tax PINs 1831-86-8329, 1831-86-9237 and 1831-96-1456. Commissioner Sary seconded the motion, which carried (5,0).

## 8. Administration and Financial Items

- 8.A. Consideration of approval of resolution providing for sale and issuance of \$1,290,000 General Obligation Street and Sidewalk Bonds, Series 2021A (Two-thirds bonds)

Mayor Jones introduced the resolution providing for sale and issuance of \$1,290,000 General Obligation Street and Sidewalk Bonds, Series 2021A (Two-thirds bonds).

Chief Financial Officer said this was the last step in issuing the two-thirds bond and the remaining of the 2014 bond referendum in the next item. She summarized actions to date including the calls with rating agencies on Thursday, April 15. All felt the conversations went well and were positive. The town was currently rated

AAA rating with Standard & Poor's (S&P) and Fitch Ratings Services and is Aa1 with Moody's Investors Service. She shared staff were continuing to work towards achieving Aaa with Moody's. They were working with Local Government Commission (LGC) to finalize everything needed on their end. The LGC meeting was May 4, 2021 and the bond sale scheduled for May 25, 2021. She shared that preliminary numbers for bonds were advantageous with interest rate/cost to town being less than 2% and additional proceeds may be received due to a premium based on current bond market.

Commissioner Dyer asked how this would impact the taxpayers. Chief Financial Officer Staples said tax rate would not be affected and cost of additional debt service captured in the growth of tax base.

**ACTION:** Commissioner Wall-Lennon made a motion to approve the resolution providing for sale and issuance of \$1,290,000 General Obligation Street and Sidewalk Bonds, Series 2021A (Two-thirds bonds)  
Commissioner Simperts seconded the motion, which carried (5,0).

- 8.B. Consideration of approval of resolution providing for sale and issuance of \$4,920,000 General Obligation Public Improvement Bonds, Series 2021B  
Mayor Jones introduced the resolution providing for sale and issuance of \$4,920,000 General Obligation Public Improvement Bonds, Series 2021B.

**ACTION:** Commissioner Wright made a motion to approve the resolution providing for sale and issuance of \$4,920,000 General Obligation Public Improvement Bonds, Series 2021B  
Commissioner Sary seconded the motion, which carried (5,0)

**9. Public Services Items**

**10. Parks and Recreation Items**

**11. Public Safety Items**

**12. Other Business**

12.A. Wake County Tax Releases

12.B. Monthly Report

### 12.C. Commissioner Reports

Commissioner Wall-Lennon asked about the format change of the monthly report. Town Manager Padgett said it was to make the report more interactive and provide links for more information. This was the first month and a work in progress. Commissioner Wall-Lennon said the Urban Forestry Board would have quite a few activities for Arbor Day and Earth Day. She was working with the Northeast Community Coalition. She mentioned the verdict in the death of George Floyd. It had been overwhelming. Hopefully this would help all to start to work on healing in the community and country.

Commissioner Dyer participated in meeting the Historic Preservation Commission and students from NC State University. He also participated in the community meetings with the Community Plan Consultants and the League of Municipality's Annual City Vision Conference.

Commissioner Wright said the Technology Advisory Board had a meeting with a presentation on the innovations in technology the town could offer such as sensors in the park for how wet the fields or dog park were to determine if they could be opened and used. The board would make some recommendations for the town. He also mentioned the case of Mr. George Floyd and hoped would have some healing and open conversations.

Commissioner Sary attended the public meetings with the Community Plan Consultants and would be attending the upcoming Public Art Commission meeting. He encouraged citizens to provide input during the Community Plan update and feedback on the Citizen Academy. It was important. He mentioned Joyner Park had received the AIA award and kudos to the design team.

Commissioner Simperts attended the community workshops and planted two trees for Arbor Day. She had spoken with the Raleigh Association of Realtors about home ownership and Wake Forest. The town was still growing and places in Wake Forest were hiring. She mentioned the upcoming Wegmans would be opening soon and had positions available.

Mayor Jones shared she had participated in several meetings this month. The Wake Forest Juniores Club was very active. They would make good Women's Club members later. They do a lot of volunteering. She participated in a session of the rail forum of the S-Line corridor. She thanked Wake Forest Arts and the Renaissance Center for the Neck of the Woods Series they had provided. She participated in a TJCOG meeting on Brownfields and grants. She shared the Wake Forest Rotary Club had started a brave conversation regarding race. They intend to offer more opportunities and recommended others sign up if interested.

She participated in the NE Area Stakeholder group. She would be participating in the NC League of Municipalities Annual Conference, City Vision. She was also proud of the award for Joyner Park. The board wanted to make sure the building fit in to the park setting.

#### 12.D. Consideration of a Resolution to Adopt a New Meeting Time for BOC and Planning Board Meetings

Town Manager Padgett reviewed an example of the new meeting schedule if a rezoning came under the new ordinance. He used the month of July. The case would be heard at the July 13th meeting with the Planning Board. Staff would present their report, have public comment and information from the applicant. At the August 3 Work Session, the board, staff and applicant would discuss any changes and comments and have a general discussion with the Board of Commissioners. At the August 17<sup>th</sup> Regular meeting, there would be a public hearing with comment any changes and discussion and other questions of the board. He confirmed there would be public comment at the Regular Board meeting as well so two opportunities for public comment (at the Planning Board meeting and Regular meeting not the Work Session). The applicant would possibly attend all three meetings but especially the Planning Board and Regular Meeting.

If the applicant chose to apply under the current ordinance, there would be the usual Joint Public Hearing on the 1<sup>st</sup> Tuesday as they have now at 7:30 p.m.

Commissioner Sary said with the 160D some of the responsibility of Planning Board would change. The process was not what was typical done in most communities. This process was more normal offering two separate times to provide input. Town Manager Padgett commented the new format offered the applicant more time to give consideration what they heard at the Planning Board meeting and make those changes.

Commissioner Wright also mentioned reducing the size of the board from 9 to perhaps 7 members. Planning Staff would bring the ordinance amendment in the Unified Development Ordinance to the board for approval.

Town Manager Padgett affirmed there was a consensus to have the Planning Board meeting on the second Tues of the month; Board of Commissioner Work Session and Regular Meetings would remain the same date but start at 6 p.m.

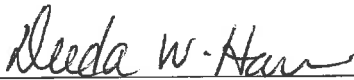
**ACTION:** Commissioner Simperts made a motion to approve Resolution to Adopt a New Meeting Time for BOC and Planning Board Meetings and reduce the Planning Board membership from 9 to 7.  
Commissioner Wright seconded the motion, which carried (5,0)



**13. Adjournment**

**ACTION:** Commissioner Wright made a motion to adjourn at 8:45.  
Commissioner Simperts seconded the motion, which carried (5,0)

Respectfully Submitted,

  
\_\_\_\_\_

Town Clerk

  
\_\_\_\_\_

Mayor

