



**Wake Forest Board of Commissioners Work Session
Meeting Minutes**

March 02, 2021 at 5:30 PM

Mayor Jones called the meeting to order at 5:30 p.m. She shared the board needed to add an item to the agenda: Closed Session: N.C.G.S. 143-318.11 (3) Consultation with the Town Attorney and & Closed Session. N.C.G.S. 143-318.11 (3) Consultation with the Attorney re: Schooldev East LLC vs the Town of Wake Forest. This was added under Other Business.

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
Sam Slater, Town Attorney

Staff Present

Deeda Harris, Town Clerk
Aileen Staples, Chief Financial Officer
Courtney Tanner, Planning Director
Kari Grace, Senior Planner
Jeff Leonard, Police Chief
Matt May, Police Captain
Julius Jefferson, Police Captain
Lisa Hayes, Strategic Performance Manager
Bill Crabtree, Communications Director
Adam Oates, Chief Information Officer

1. **Presentations**
2. **Discussion of Monthly Financial Report**

There were no questions or discussion regarding the Monthly Financial Report.

3. **Review of Draft Agenda for Upcoming Regular Meeting**

- 3.1. Review of the March 16, 2021 Draft Agenda

The Commissioners reviewed the draft agenda.

4. Other Business

- 4.1. Consideration of approval of resolution making certain findings and determinations and authorizing and ratifying the filing of an application with the Local Government Commission in connection with the proposed issuance of Street and Sidewalk Improvement Bonds

Chief Financial Officer Staples shared this was the first step in issuing the \$1.3 million in two-thirds bonds. This issue will take place along with the remaining \$4.9 million from the 2014 referendum that is on the LGC's calendar for May 25, 2021. This is an opportunity to secure additional funds to close the gap on some of the street projects specific to Ligon Mill Rd. and Stadium Dr. The commissioners were provided a copy of the Sworn Statement of Debt (0.46%) and as required by state statute, provided the Statement of Estimated Interest. The public hearing and approval to adopt the bond order would be held March 16, 2021. Staff had filed the application with the Local Government Commissioner to be considered at their May meeting.

ACTION: Commissioner Wright made a motion to approve the resolution making certain findings and determinations and authorizing and ratifying the filing of an application with the Local Government Commission in connection with the proposed issuance of Street and Sidewalk Improvement Bonds. Commissioner Dyer seconded the motion, which carried (5,0).

A roll call vote was taken with Commissioner Simperts, Sary, Wright and Dyer and Wall-Lennon voting yes.

- 4.2. Consideration of a petition requesting non-contiguous (satellite) annexation submitted by Thales Academy for property located at 2129 Wait Avenue, being Wake County Tax PIN 1860-16-1023 and is approximately 37.1 acres

Mayor Jones stated this property was not contiguous to the corporate limits of the Town of Wake Forest but was located in the town's long range urban service area. A public hearing was held at the February 16, 2021 meeting. There was a 24-hour period for additional written comments. None were received. Commissioner Sary asked if he could continue his recusal of this case since his firm was associated with the project tied to the annexation. The board agreed and he stepped out of the board room.

ACTION: Commissioner Dyer made a motion to approve the petition requesting non-contiguous (satellite) annexation submitted by Thales Academy for property located at 2129 Wait Avenue, being Wake County Tax PIN 1860-16-1023 and is approximately 37.1 acres
Commissioner Simperts seconded the motion, which carried (3,1) with Commissioner Wright voting no.

A roll call vote was taken with Commissioner Dyer, Simperts, Wall-Lennon voting yes; Commissioner Wright voted no.

- 4.3. Consideration of Legislative Case RZ-20-07 Thales Academy for a Zoning Map Amendment (Rezoning) request filed by Thales Academy to rezone 38± acres located at 2129 Wait Avenue from Wake County's Highway District (HD) to Highway Business Conditional District (HB CD), being Wake County Tax PIN 1860161023

Senior Planner Grace gave an update to the Board. Staff requested a few modifications to clarify the fencing discussed at the neighborhood meetings. The site plan was updated to show the fence location along the buffer on the northern side and fencing between the parking and buffer along the southern boundary portion. They also provided written conditions in the subsection regarding the fences. Condition 3C gave the descriptions of height and styles that were included and permitted based on the discussions at the neighborhood meetings.

Commissioner Dyer asked about the stacking and how far it was from the entrance further north on Averette where the stacking would be. Senior Planner Grace said they were doing road improvements and realignment, but she did not have the details. Commissioner Wright said he understood it was on the opposite side of the road.

Commissioner Wall-Lennon asked staff to explain Condition #5 regarding off-site improvements. Senior Planner Grace said this was more of a standard condition staff asked applicants to include so it was clear that anything required by the North Carolina Department of Transportation (NCDOT) would be at the applicants expense. It was also a reminder of things they would do as the project progressed especially during construction plan review. It was not requiring them to do anything extra nor anything they would not normally do out of the ordinarily required to do. They applicant had agreed to sidewalks on Averette Rd. and Waite Ave and was not required by NCDOT nor the town. The site plan was a condition of the rezoning.

ACTION: Commissioner Dyer made a motion to approve Legislative Case RZ-20-07 Thales Academy for a Zoning Map Amendment (Rezoning) request filed by Thales Academy to rezone 38± acres located at 2129 Wait Avenue from Wake County's Highway District (HD) to Highway Business Conditional District (HB CD), being Wake County Tax PIN 1860161023 with the consistency statement. Commissioner Simperts seconded the motion, which carried (3,1) with Commissioner Wright voting no.

A roll call vote was taken with Commissioner Dyer, Simperts, Wall-Lennon voting yes; Commissioner Wright voted no.

4.4. Closed Session: N.C.G.S. 143-318.11 (3) Consultation with the Town Attorney & Closed Session. N.C.G.S. 143-318.11 (3) Consultation with the Attorney re: Schooldev East LLC vs the Town of Wake Forest

ACTION: Commissioner Wright made a motion to approve to go into Closed Session at 5:45 p.m.
Commissioner Simperts seconded the motion, which carried (4,0). Commissioner Sary had not returned in the board room yet.

ACTION: Commissioner Wright made a motion to approve to come out of Closed Session at 6:15 p.m.
Commissioner Dyer seconded the motion, which carried (5,0).

5. Commissioner Reports

Commissioner Wright did not have a report. Commissioner Dyer mentioned the Human Relations Council's Black History Roll Call went very well. The Historic Preservation Commission would meet on Wed. He attended the dedication of the new fire truck.

Commissioner Wall-Lennon also felt the Human Relations Council and town staff did well with Black History Month. She was an honoree and grateful for the recognition. The Urban Forestry Board was trying to find a way to be impactful. They have held virtual workshops. She mentioned they may need to re-evaluate the advisory board process to make sure applicants are given ample time of meeting and interview dates.

Mayor Jones said the town was well represented at the Electricities Connections Summit. Town staff participating in panel discussions during sessions: Town Manager Padgett participated on a panel discussion of electric vehicles and charging stations. Public Works Director Holloway on Workforce Development. They both did an excellent job. Mayor Jones participated in discussion on sharing the value of public power. She shares some select people in the community would be receiving a survey from NC State University, in partnership with CAMPO, GoTriangle and NCDOT to get feedback on transportation in triangle travel to determine how they use roads and pedestrian facilities for planning purposes. If you receive a survey, please complete and return it as it was very important for transportation planning.

6. Adjournment

With no further business to discuss, Mayor Jones adjourned the meeting at 6:23 p.m.

Respectfully Submitted,



Town Clerk



Mayor