

**TOWN OF WENDELL**  
**BOARD OF COMMISSIONER MEETING MINUTES**  
**October 24, 2016**

The Wendell Town Board of Commissioners held their regularly scheduled meeting on Monday, October 24, 2016, in the Town Board Room, Wendell Town Hall, 15 East Fourth Street.

**PRESENT:** Mayor Virginia Gray; Mayor Pro Tem Jon Lutz; Commissioners: David Myrick, Ben Carroll, and Jason Joyner.

**ABSENT:** Commissioner John Boyette [attending the North Carolina League of Municipalities (NCLM) Annual Conference as the Town of Wendell representative]

**STAFF PRESENT:** Town Manager Teresa Piner, Special Assistant to the Manager-Town Clerk Sherry Scoggins, Finance Director Butch Kay, Planning Director David Bergmark, IT Administrator Tamah Hughes, and Police Chief Bill Carter.

**CALL TO ORDER:**

Mayor Gray called the meeting to order at 7:00 p.m. and welcomed attendees.

**PLEDGE OF ALLEGIANCE:**

Kendall Kent, eighth grader at Wendell Middle School, led the Pledge of Allegiance.

**INVOCATION:**

Pastor Claude Wilson-Stayton of Covenant Presbyterian Church provided the invocation.

**1. ADJUSTMENT AND APPROVAL OF THE AGENDA:**

**ACTION**

Mover: Mayor Pro Tem Lutz moved to approve the agenda as presented.

Vote: 4-0.

**2. PUBLIC COMMENT PERIOD (*one hour time limit in total*):**

The following citizens spoke at Public Comment Period:



Mr. Tim Devinney spoke in support of the “Moving Wake County Forward: Vote for Transit” that is on this November’s ballot. Mr. Devinney’s speaking points were provided for the record; herewith attached to the minutes as **Attachment**.

**3. CONSENT AGENDA:**

The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of the Mayor or a Commissioner. The Consent Agenda contains the following item(s):

- a. Approval of the Minutes from the October 10, 2016, regular meeting.
- b. Approval of the Minutes from the 2016 Mid-Year Retreat.
- c. Wake County – October 2016 Tax Report.
- d. Certificate of Sufficiency for Annexation Petition A-16-02 and Resolution Fixing the Date for Public Hearing for Monday, November 14, 2016, at 7 p.m.; property

description: Portion of parcel located at 5329 Rolesville Road; 2.103 acres; PIN # 1774297076.

- e. Certificate of Sufficiency for Annexation Petition A-16-03 and Resolution Fixing the Date for Public Hearing for Monday, November 14, 2016, at 7 p.m.; property description: Parcel 1 – 2530 Wendell Boulevard; 2.66 acres; PIN # 1784263321 **AND** Parcel 2 – adjacent to 2530 Wendell Boulevard; 13.43 acres; PIN # 1784265911.

**ACTION**

Mover: Mayor Pro Tem Lutz moved to approve the consent agenda as presented.

Vote: 4-0.

**4. RECOGNITION OF WENDELL MIDDLE SCHOOL TEACHER: JENNIFER GEORGE**

**SPEAKER: Mayor Gray**

**ACTION: Recognition**

*[Staff Report]*

**Item Summary**

*Ms. George graduated from West Virginia University with a master's degree in elementary education with a specialization in middle school science. This is her third year teaching 6th grade science at Wendell Middle School. She is the head cheerleading coach and a member of the equity team. Last year, she worked with the math and science departments to put on our first-ever SciPi Night, an integrated evening of science and math activities and demonstrations for our community. She has presented at the West Virginia Science Teachers Association Conference as well as the National Science Teachers Association Conference. She plans to present with her 6<sup>th</sup> grade science team at the upcoming 2018 conference. This year she was nominated by members of the WCPSS Central Office Middle School Team and received the North Carolina Science Teachers Association Award for our district.*

*Ms. George is a champion for our students. She will always do whatever it takes to help our students.*

Wendell Middle School Principal Robert Morrison introduced and recognized Wendell Middle School teacher Jennifer George; report included above in italics.

Mayor Gray thanked Ms. George for what she does for our students.

**5. CITIZEN BOARD UPDATE BY THE WENDELL BOARD OF ADJUSTMENT.  
ACTION: Presentation.**

*[Staff Report]*

**Item Summary:**

*The Board of Adjustment, as established by N.C. General Statute, has two primary responsibilities:*

1. **Administrative review:** *To hear and decide any appeal from and review any order, requirement, decision, or determination made by the Administrator or the Technical Review Committee.*
2. **Variations:** *To authorize on appeal any variances from the terms of the UDO as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the UDO would result in unnecessary hardship.*
3. *In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the UDO.*

*The Board of Adjustment is comprised of seven members, with two members serving as alternates. Five of the seven members must reside within the corporate limits, while two members represent the ETJ. The Board of Adjustment meets on an as-needed basis, and thus does not have regularly scheduled meetings. Scheduled meetings are typically held at 6:00 PM on Tuesdays or Thursday to avoid conflicts with regularly scheduled meetings of other boards.*

*The Wendell Board of Adjustment consists of the following members:*

- |                                   |                  |
|-----------------------------------|------------------|
| • Mike Harrison (Chairman) (ETJ)  | • Julian Council |
| • Lucius Jones (Vice-Chairperson) | • Gail Royster   |
| • Gayenell Gull                   | • Tommy Scoggins |
| • Tona Whitley                    |                  |

*The majority of the Board of Adjustments meetings are scheduled to address a variance request which has been submitted to the Town of Wendell. An example of a valid variance request would be a request to the UDO's setback regulations for an irregularly shaped piece of property which was previously split by a road. Variance requests are considered quasi-judicial rather than legislative, meaning special procedures and rules of conduct must be adhered to which more closely mimic judicial proceedings. To approve a variance request, the Board of Adjustment must draw conclusions of law which are supported by defined findings of fact. In order to approve a variance, the Board of Adjustment must conclude that the applicant's case meets the requirements of all permit standards, as shown by the findings of fact.*

*Before the BOA can approve an ordinance, there are 3 main conclusions which must be drawn:*

1. *It is the Board's conclusion that there are real, substantial, and unnecessary hardships in the way of carrying out the strict letter of the ordinance.*
  - a. *A self-created hardship cannot be the basis for a variance. The hardship must result from conditions peculiar to the property (such as location, size, or topography), not the personal circumstances of the applicant.*
2. *It is the Board's conclusion that in granting the variance, public safety and welfare have been assured and substantial justice has been done.*
3. *It is the Board's conclusion that, if granted, the variance will be in harmony with the general purpose and intent of the ordinance and will preserve its spirit.*
  - a. *In evaluating #3, the Board of Adjustment must consider why the UDO standard from which a variance is being requested was originally created. What was the purpose behind it? Can a variance be created which still achieves that same purpose in a somewhat different manner?*

*In evaluating variance requests, the Board of Adjustment must also consider whether a variance is the appropriate method to address the hardship. If the hardship being claimed by the applicant could be claimed by many other property owners, then the appropriate action is to pursue a text amendment to change the UDO regulation, rather than grant a special exception to one property through the a variance process. The Board of Adjustment must also consider*

*whether any conditions should be added to the approval of a variance request in order to protect the intent of the ordinance. Any appeal to the Board of Adjustment's decision must be heard by the court system.*

Chairman of the Wendell Board of Adjustment Mike Harrison provided an overview of the Wendell Board of Adjustment; report included above in italics.

**6. UPDATE BY NEWLAND COMMUNITIES ON THE ECONOMIC IMPACT OF WENDELL FALLS ON THE TOWN OF WENDELL AND WAKE COUNTY.  
ACTION: Presentation.**

*[Staff Report]*

**Item Summary:**

*Wendell Falls held its grand opening in May of 2015. Today there are 100 residents living within the first three phases of the neighborhood. Additional phases are being prepared for construction that includes single family, multi-family and commercial development. Wendell Falls' representatives will be present to present an update on the development and its economic impacts to the area.*

Mr. Brad Rhinehalt of Newland Communities provided an update on the economic impact of Wendell Falls on the Town of Wendell and Wake County; staff report included above in italics. Mr. Rhinehalt provided a handout; herewith attached to the minutes as **Attachment A**.

Mr. Rhinehalt shared the following:

- Commissioned Development Planning & Financing Group Inc out of Chapel Hill, North Carolina to prepare report
- 2016 sales of homes are at 147
- Total sales of homes since opening is 196
- Currently there are 126 families living in Wendell Falls full-time
- Average sale for closed homes is \$285,000
- Diverse demographics moving into Wendell Falls
- ecoSelect Program estimates monthly energy costs at \$106
  - ecoSelect is new home certification for residential construction
  - 157 certified homes that average 2251 square feet and an average **Home Energy Rating System [HERS]** index of \$62
- Direct investment over the 2015 to 2028 timeframe for buildout for both vertical and horizontal infrastructure will be \$1.8 billion; excludes land value
- At full buildout Wendell Falls will increase the Town of Wendell's property tax base by \$1.2 billion
- Increase the Town of Wendell's commercial property tax base by 277 percent
- Generate a Town of Wendell property tax revenue of \$6.4 million per year
- Generate a total increment for the Town revenue of \$7.8 million
  - Total includes direct and indirect taxes
- Generate Wake County property tax revenue of \$8 million a year
- Generate a total incremental annual Wake County revenue of \$10.8 million
- Generate Wake County Fire District property tax revenue of \$1.3 million

- Construction activity only in Wendell Falls is projected to sustain 561 annual construction related jobs in Wake County
- On average, 1,101 total jobs annually
- Create on average \$61.9 million dollars in annual labor income in Wake County
- Create a cumulative labor income of \$805 million in Wake County
- Operating activities of both commercial and residential development, occupancy at buildout are 3,315 direct on site permanent jobs in Wake County
- Create 8,657 total permanent jobs in Wake County
- Create a total annual labor income of \$473 million
- *Direct impacts* are the immediate income generated by development
- *Indirect impacts* are the production, equipment and income changes of other businesses within the community that supply input to the project
  - Examples: hiring of a sign company or the Town hiring new employees
- *Induced impacts* are the spending of the household that add to the total value

Mayor Gray thanked Mr. Rhinehalt for his report. She asked if Wendell Falls had Parade Home winners.

Mr. Rhinehalt stated Wendell Falls has three gold and one bronze winning homes.

**7. SIDEWALK IMPROVEMENTS AND FEE-IN-LIEU; RESEARCH RALEIGH'S POLICY [REQUESTED BY TOWN BOARD AT THE MID-YEAR RETREAT]  
ACTION: Discussion.**

*[Staff Report]*

**Item Summary:**

*During the September 2016 retreat, staff was asked to examine the Town's current payment in lieu policy for the installation of sidewalk. A sidewalk fee in lieu allows for developers to request to pay a fee in lieu of constructing sidewalks. If accepted, the Town then uses the money collected to pay for sidewalk work elsewhere in town.*

*Currently sidewalk or multi-use paths are required by the Unified Development Ordinance (UDO) as part of any new development. The width of the sidewalk, as well as the requirement for sidewalk to be installed on one vs. both sides of the road varies based upon the zoning district in which the development occurs, as well as whether the development is located along a thoroughfare.*

*Chapter 13 of the UDO describes when sidewalk must be constructed as the result of changes to existing development and/or to nonconforming structures or uses. Per Chapter 13, sidewalks are to be installed when paved areas expand more than 40 percent, when there is reconstruction of property damaged more than 65 percent, and when there is the expansion of a non-residential structure by more than 25 percent of floor area.*

**Existing Language Related to Fee in Lieu of Sidewalk Construction:**

*Section 9.3 of the Unified Development Ordinance states that payment in lieu of physical improvements [to include sidewalks, curb and gutter, etc.] may be permitted by the Board of Commissioners.*

*This section contains no other standards for how and when fee in lieu may be accepted, giving the Town Board broad discretion in how to apply fee in lieu of sidewalk requirements. The Town*

*has few examples of accepting a fee in lieu of sidewalk installation to draw upon. During the last request for a fee in lieu of sidewalk along Wendell Boulevard (in front of Olde Wendell), the applicant based their fee request on the City of Raleigh's fee schedule for sidewalk installation. The City of Raleigh's schedule assumes an average amount of grading, etc. in determining the fee amount.*

*Although specific criteria do not currently exist for when the Town would accept payment in lieu, in the past sidewalks have been required to be installed except where drainage issues or major right of way improvements would have been required.*

**Existing Language Related to Sidewalk Prioritization:**

*The Wendell Code of Ordinances (Sec. 20-41) contains language related to prioritization of new sidewalk constructed by the Town. The existing language does not assume sidewalk construction will use fee in lieu of construction funds. Instead, it is simply meant to prioritize where the Town would construct new sidewalks with available funds, and also includes material for how citizens could petition for new sidewalks and be assessed a portion of the installation cost. However, this language could be used and amended for prioritizing new sidewalks construction paid for by fee in lieu of sidewalk funds.*

***Sec. 20-41. - Construction of new sidewalks. (Existing Language)***

- (a) Sidewalks and/or pedestrian ways shall be required in accordance with the town thoroughfare plan. Sidewalk surfacing shall be required on one side of all major and minor thoroughfares. In addition, sidewalks shall be required to be constructed, etc., as provided in section 36-120.*
- (b) The town shall periodically compile a priority listing for the installation of paved sidewalk improvements, giving full consideration to the following:*
  - Paved sidewalks along one side of the streets that constitute major walking routes to a public school shall normally be given first priority in an order established by the town after consideration of the service area.*
  - Sidewalks along one side of the streets that constitute a major walking route to some public facility or along streets designated as a major or minor thoroughfare on the town thoroughfare plan shall normally be given second priority in an order established by the town.*
  - Sidewalks along a second side of the streets that constitute a major walking route to public schools, other public facilities, or along major or minor thoroughfares, where sidewalks already exist on one side, shall be given third priority.*
  - Paved sidewalks in locations other than those described in subsection (b)(1), (2), or (3) of this section shall normally be given fourth priority in an order established by the town, and shall be installed only after receipt of a petition as detailed in [section 20-33](#).*
  - Once a priority listing for installation of sidewalks is established, or as it may from time to time be altered by the town, the Board of Commissioners will order installation of sidewalks in accordance therewith as funds are available for such installations.*

***Maintenance of Existing Sidewalk***

*For the purpose of maintaining existing sidewalks the following order is followed:*

- Repair of existing sidewalk*
- Completing gaps between existing sidewalks*

**Establishing Criteria for Accepting a Fee in Lieu of Construction**

*Communities often establish criteria for accepting payment in lieu. Criteria may include:*

- *Property used for residential purposes with low density (fewer than 5 lots)*
- *There are no sidewalks in the vicinity, and it is unlikely that there will be development nearby that would require the installation of sidewalks in the future;*
- *Installation of the sidewalk would require the removal of a protected tree or other major obstruction within the right-of-way;*
- *A stormwater drainage ditch or similar public utility facility prevents the installation of the sidewalk, and neither the sidewalk nor the facility can be reasonably relocated to accommodate both the sidewalk and the facility;*
- *The topography would require the construction of a retaining wall more than a specified height to accommodate the sidewalk; or*
- *There is a planned roadway or infrastructure improvement which would require the removal or relocation of the required sidewalk.*
- *Other unusual circumstances make the sidewalk installation requirement unreasonable or inappropriate.*

**Recommendation:**

*The establishment of payment in lieu criteria and a formalized application process could assist the Town Board in making a decision involving future requests. The pedestrian plan is currently developing a sidewalk map indicating current conditions which would assist in prioritizing sidewalks to be improved or installed with fees received in lieu of installation. The Town Board may benefit from waiting for the Pedestrian Plan to be completed before finalizing a Fee in Lieu of Sidewalk Policy.*

**Key questions in creating such a policy include:**

1. *What criteria does the Town Board wish to establish for when fee in lieu of sidewalk installation may be accepted?*
  - a. *Example criteria are provided on the previous page.*
2. *How is the fee in lieu of installation fee calculated?*
  - a. *For example, do you have an engineer provide a precise estimate of what the sidewalk installation would have cost on site (including all grading, utility relocation, etc.), or do you use a set per linear foot fee which averages typical costs associated with sidewalks.*
3. *Can the fee in lieu of installation funds ONLY be used for new sidewalk construction, or can the funds be used to repair/replace existing sidewalks, or install handicap ramps, crosswalks, or other pedestrian facilities where they are currently missing?*
4. *Do the funds have to be used within a set time period from their receipt by the Town?*
  - a. *Setting a time limit would create more transparency for the public regarding how these funds are being used, but may preclude the Town from using these funds as a match for grants which can be used to leverage even more sidewalk construction (such as the LAPP or CDBG programs).*
5. *What criteria does the Town Board wish to establish for prioritizing where new sidewalks would be installed first?*
  - a. *The existing language in Section 20-41 of the Code of Ordinances is useful, but the Board may wish to amend these standards to prioritize other features, such as filling in existing gaps, or establishing a specific pedestrian corridor.*
  - b. *The Pedestrian Plan (scheduled for completion this spring) could further assist in the prioritization process.*



Board Meeting Minutes  
October 24, 2016

Planning Director David Bergmark provided an overview on sidewalk improvements and fee in lieu; staff report included above in italics.

Commissioner Joyner stated he is aware the Town is reviewing a Raleigh policy. His goal is if someone chooses fee-in-lieu and the Town receives the money to cover the cost of the project at that time in Wendell. His preference is increasing [sidewalk] connectivity and the money used within a set amount of time. LAPP funds and other incentives are good until not received and then the Town still does not have sidewalks. This Board is responsible to fund LAPP projects and to use our own money to go out and get it. This is not a wind fall, this is the Town using the funds to get connectivity. He has heard, "We don't need a sidewalk all the way out there." Hephzibah has a nice sidewalk because the previous Board required a sidewalk. He appreciates that Board and the sidewalk and that is a good policy. This is a way to provide flexibility for developers. People have objected due to safety reasons and this takes that out of it and allows them to create connectivity in Town while not creating what they see as an issue on their property. Hope for this project is the Planning staff to have this option for sidewalks. Sees the criteria for applying for the fee-in-lieu remaining the same and the Board can still grant as they do now. If needs for specific crosswalks or pedestrians, then appropriate to come back to the Board and state the amount of funds in the fee-in-lieu account and to request for Town use for something other than sidewalks. He believes this is a good policy with check and balance. Allows the Town to build sidewalks quicker and takes the politics out of it and gives staff flexibility to incorporate into transportation plan.

Commissioner Carroll stated the money should be used for additional sidewalk not repairs. Sees connectivity as key. Sees lack of sidewalk a greater concern than broken sidewalk.

Mayor Gray agrees that when the fee-in-lieu is chosen that the money needs to be put into additional sidewalks.

Commissioner Joyner would like staff to continue working on this. Repairing sidewalks is something the Town needs to be doing now and not using someone else's money to do it. Request is for the Planning Board staff to bring back a policy based on: taking payment in lieu of money; using the payment in lieu money, and a plan as to who will identify where sidewalk is needed and how quickly the Town can get it done [prioritizing].

Mayor Pro Tem Lutz questioned if there is a time frame.

Commissioner Joyner stated six months is fair.

Commissioner Myrick stated perhaps it should be more than just a timeframe. Suggested it include an amount of money so when it reaches a certain amount, the Town may pursue a project. Suggested a six month time frame or when the money reaches a certain amount to make this work.

Commissioner Carroll requested a way to track the fee-in-lieu.



Mayor Gray stated this can be a periodic report on the balance of the fee-in-lieu fund.

Planning Director Bergmark stated a priority list would assist with moving projects forward.

Mayor Gray requested to have this back by the second November meeting.

**8. UPDATE ON BOARD COMMITTEE(S) BY TOWN BOARD MEMBERS:**



**Technical Review Committee [Commissioner Carroll]**

Commissioner Carroll stated Phase 5 of Wendell Falls was approved for 257 single family homes and 114 town houses approved.



**Capital Area Metropolitan Planning Organization (CAMPO) [Mayor Gray]**

Mayor Gray stated the group had a discussion on a resolution of support with NCDOT for the future interstate designation for US 264 from Zebulon to Greenville. Two public hearings were held:

- Transportation improvement program
- Local input on point assignments

Received an update on the regional freight plan, limited English and low income outreach plan, as well as other small project updates.



**East Wake Senior Center [Commissioner Myrick]**

Commissioner Myrick stated the East Wake Senior Center is excited to have a booth at the Harvest Festival. The East Wake Senior Center is hosting a dance on Friday, October 28 that is \$5 a person.



**Conference Table (GRCVB) [Mayor Gray]**

Mayor Gray stated she attended her first meeting last week. Received an overview of businesses in the Business Bureau and how it can help Wake County as well as Wendell.

**9. COMMISSIONERS' REPORTS.**

Commissioner Joyner stated he met with the Assistant Secretary for Rural Economic Development of the Department of Commerce Dr. Patricia Mitchell on a couple of projects within Wendell. It was nice to hear her thoughts about the Town. He encouraged everyone to come out to the Harvest Festival. He thanked everyone for the hard work in the re-scheduling of the event. He shared that his wife and he are expecting their first child in April 2017.

Commissioner Myrick stated the Chamber has done a fantastic job in rescheduling the Harvest Festival.

Mayor Pro Tem Lutz stated the Trick-or-Treat Trail is this Friday at Wendell Community Park.

Commissioner Carroll stated no report.

**10. MAYOR'S REPORT.**

Mayor Virginia Gray stated she received questions about the Wake County Transit Plan. This is on the ballot for a ½ cent sales tax increase and a decal fee in bus service and high rail in some places. In Wendell, Express Bus Service is offered. The Wendell Express Bus Service provides a ride to Raleigh in the morning and a return ride to Wendell in the evening. There is no bus service in the middle of the day. At this time there is no change in the Transportation Plan in what is offered to the residents of Wendell. There is a possibility of a one-half split with Wake County for a circulator bus within Wendell. The glitch is the residents of Wendell would pay the ½ cent sales tax and decal fee and maintain status quo. If the circulator bus option is done, Wendell tax dollars would be used to fulfill our half.

Mayor Gray stated this past Friday Wendell Elementary third graders visited Town Hall for a field trip. It was a fun day! The students walked to Town Hall and met in the Board Room. The lesson was on civics and government. There were two mock board meetings – backyard chickens and glow worm mural - and each had a public hearing. The students chose among themselves who would be mayor and commissioners. Town staff stood in as the citizens either for or against an item. The students voted to allow chickens but not roosters and they voted to allow the worm mural but no glow in the dark paint. She received calls from parents and was greeted by students while in the grocery store sharing how much fun they had. The students were great participants! Town staff worked closely with the teachers to tailor the visit to the curriculum for civics. Thanked the parents and the school for sharing the students.

**11. ADJOURN.**

**ACTION**

Mover: Commissioner Myrick moved to adjourn at 7:52 p.m.

Vote: 4-0.

Duly adopted this 14th day of November 2016, while in regular session.

**ATTEST:**

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Virginia R. Gray,  
Mayor

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Sherry L. Scoggins, MMC  
Town Clerk



## Transit Referendum Campaign

Talking Points: 3-5 Minute Speech

- ☐ **Introduction and Thanks**
  - ☐ Thank you to \_\_\_\_\_ for this opportunity to speak.
  - ☐ My name is... and I'm supporting the *Moving Wake County Forward* public transportation referendum campaign.
- ☐ **Wake County Transit Plan & Making it a Reality**
  - ☐ **Wake County's Commission and 10 mayors** have approved a plan to expand and improve public transportation -- that many of you helped create.
  - ☐ **Over 65 community organizations and businesses have already endorsed the plan and transit referendum to fund it:** Chambers of commerce, realtors, environmental groups, American Heart Association, El Pueblo, WakeUP, disability and affordable housing advocates, homebuilders, colleges and many more.
  - ☐ **To make the transit plan a reality, please find the referendum at the END of the ballot to vote FOR public transportation this election!**
- ☐ **Let me tell you 4 things the 10 Year Wake Public Transit plan will do:**
  - 1. Create a Modern Public Transportation System for a Modern County**
    - It significantly expands frequent, on-time bus service - including creating Bus Rapid Transit!
    - Service will run longer hours (up to 19 per day, 7 days a week)
    - Triples bus service in just a few short years after implementing the plan.
  - 2. Connect all Wake Communities and Our Triangle Region**
    - Every city and town will get new and more frequent transit service
    - Commuter rail will run from Garner to Durham with stops in Raleigh, NCSU, Cary, Morrisville and RTP

**3. Get You Closer to More Public Transportation Options**

- 54% of all homes and 80% of all jobs will be within walking distance of transit.

**4. Create economic development and jobs, improve public health and the environment, and ensure access for everyone to jobs and services**

**Only use this section if you have more than 3 min. Always use next section.**

☐ **What Does This Plan Mean to You Personally**

- **Can save you money.** Studies have shown that the average automobile can cost an about \$9,000 a year, so driving less or give up one car can mean significant saving.
- **Can save you Time.** Taking transit can mean that your commute time can be productive time giving you more time to do what you want to do.
- **Can Reduce Stress.** Our commute to work can be some of the most stressful time of our day. Transit allows you to leave the driving to the professionals allowing you to relax and arrive your destination ready to go.
- **Can improve your health.** Studies have shown at transit riders get more exercise which can get you up and walking to improve your health.

**ALWAYS USE THIS SECTION**

☐ **To get this passed, we need your vote this election to MOVE WAKE FORWARD!**

- A half-cent sales tax referendum to fund transit expansion will be on the ballot.
- **Go to the END of the ballot and vote FOR public transportation**
- Tell your friends/family **#WakeForTransit @WakeForTransit**
- Endorse referendum on website **movingwakeforward.com**
- Donate to make better transit a reality in Wake!

**MovingWakeForward.com**

**#WakeForTransit @WakeForTransit**





## LONG TERM ECONOMIC IMPACT



### Tax Revenue

**Town of Wendell**

**\$1.2 billion**  
property tax base increase

**\$6.4 million**  
annual property tax revenue

**Wake County**

**\$8.0 million**  
annual property tax revenue

**\$10.8 million**  
total incremental annual revenue

### Job Creation

**Wake County**

**561** annual construction  
related jobs

**1,101** annual total jobs

**\$55.6 million**  
in annual labor income

**\$805.3 million**  
cumulative labor income

**At Buildout**

**3,315** onsite permanent  
jobs

**8,657** total permanent  
jobs

\*Tax Revenue based on full build out. Jobs figures based on sustained jobs during construction phase (2015-2028). Data provided by Development Planning & Financing Group, Inc.