

**THE BOARD OF COUNTY COMMISSIONERS
DURHAM, NORTH CAROLINA**

Monday, April 1, 2024

9:00 A.M. Work Session

MINUTES

Place: Commissioners' Chambers, Second floor, Durham County Government
Administrative Complex, 200 E. Main Street, Durham, NC

Present: Chair Nida Allam, Vice-Chair Nimasheena Burns, and Commissioners Heidi Carter, Brenda Howerton and Wendy Jacobs

Presider: Chair Nida Allam

Zoom Hybrid
Participants: 6

Citizen Comments

The Board of County Commissioners provided a 30-minute comment period to allow Durham County citizens an opportunity to speak. Citizens were given the option to deliver their Citizen Comments in-person or virtually via email to the Clerk no later than Sunday, March 31st at 12 noon.

Noah Buyon, Nikolai Wise, Jack Salt, Morgan Schriener, and Andrea "Muffin" Hudson, spoke on the context of the Safety and Wellness Task Force proposals and urged the Board to reflect on their recommendations to change the welfare system and the environment of the jail.

DeWarren K Langley, spoke on workforce readiness within the youth population and asked the Board for support of the Charles Hamilton Houston Foundation.

Consent Agenda

The Board was requested to review the following Consent Agenda items for the February Regular Sessions.

24-0112 Approval of Capital Project Amendment No.24CPA00017 and Budget Ordinance Amendment No.24BCC00085 Appropriating \$300,000 of Debt Service Fund Fund Balance, Transferring \$300,000 from the Debt Service Fund to the PAYGO Fund to Create the New 826 E Pettigrew Street Renovation Capital Project (47302635DC160), and Authorize the County Manager to Execute a Contract for Architectural Design Services with Andre Johnson Architects for Building Renovation

Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services, informed the Board that staff was in the process of procuring a new Director to help update the program.

The Board requested additional conversations from Bull City United to show how the space would be utilized and for a copy of the current Capital Improvement Plan (CIP) before the Regular Session.

Directive:

- **Bull City United to provide information on how the space would be utilized.**
- **Staff to provide a current CIP before the Regular Session.**

24-0126 Budget Ordinance Amendment No. 24BCC00091 Public Health to Recognize \$15,000 from the NC DHHS Division of Public Health Epidemiology/ Communicable Disease Section Branch for Increased Refugee Screening

Rodney Jenkins, MHA, Public Health Director, clarified DHHS needed employees to assist with the language barrier gap. He also ensured health screenings and work was done in pediatrics for refugees. Mr. Jenkins continued to say work was done with Lincoln Community Health Center and other partners to keep accurate data on refugees' origin, gender, and age.

24-0173 Budget Ordinance Amendment No. 24BCC00088 Approval of Amending the Lebanon Fire District Fund Budget to Decrease the Transfer to the County's General Fund for Personnel Expenses and Increase the Distribution Directly to Lebanon Volunteer Fire Department in the Amount of \$37,086.51

Tyler Fitts, Interim Fire Marshal, confirmed majority of the funds would come from the tax district and would be distributed monthly based off the fire districts budget.

24-0179 Approval of Capital Project Amendment No.24CPA00023 and Budget Ordinance Amendment No.24BCC00093 Appropriating \$350K of Debt Service Fund Balance, Transferring \$350K of Debt Service Fund Fund Balance to the PAYGO Fund, and Appropriating \$350K from the PAYGO Fund to the Durham County Sheriff's Training Facility Capital Project (4310DC091) for Preconstruction activities; as well as Execution of a Contract for Preconstruction Services in the Amount of \$202,003.00 with CT Wilson Construction Co./Rankin III Grading for the Durham County Sheriff's Training Facility Project

The Board requested additional information regarding Capital Improvement Plan (CIP) projects related to new constructions.

Keith Lane, Budget Director shared the CIP included the years it would take to complete the project – for a total of at least two (2) to three (3) years. County Manager Sowell added the timeline of projects could be added to the documents.

Directive:

- **Staff to provide additional information regarding CIP projects related to new construction.**
- **Staff to include the timeline of projects to documents.**

24-0183 Approval of Capital Project Amendment No. 24CPA00022 and Budget Ordinance Amendment No. 24BCC00092 Appropriating \$200K of Debt Service Fund Fund Balance to the PAYGO Fund for a New Capital Project: Project Build Renovation at Shoppes of Hope Valley (47302635DC161), as well as Authorize the County Manager to Execute a

Contract for Architectural Design Services with RND Architects for the Project Build Renovation at Shoppes of Hope Valley Capital Project.

Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services explained how this project was not time sensitive – with staff making progress, however; a presentation could be created to show the proposed programming.

24-0186 Approval of a Contract Amendment with Hayti Reborn - Justice Movement in the amount of \$70,000.00 for a total contract amount of \$770,000.

Claudia Hager, Deputy County Manager, shared the Interlocal Agreement (ILA) amendment allowed funds to be allocated for an additional \$20,000 and would be determined where deemed necessary.

There were no questions regarding the items below:

24-0113 Authorization of an Amendment to Design Contract with RND Architects, PA for Design Development and Construction Administration Services Related to the Stanford L. Warren Interior Upgrades Project in the Amount of \$58,640, plus approval of a 7% design contingency in the amount of \$14,929 for a Total Revised Contract Amount of \$228,199.

24-0134 Approval of Capital Project Amendment No.24CPA00020 to Reduce the County Courthouse Elevator Repair Capital Project (4190DC085) to \$0 through a \$91,495.36 Reduction in PAYGO Funding, and Appropriate \$91,495.36 in PAYGO Funding to the New Facilities Systems Capital Project (4190DC087) to Begin the Upgrade and Replacement of the Durham County Detention Center Fire Alarm System Devices

24-0136 Approval Request to Relocation of all Graves within the Abandoned Cemetery Identified as the “Emory Cemetery.”

24-0146 Approval of Purchase of Goods contracts with Storr Office Environments and Interior Elements for library, administrative office, and miscellaneous furnishings from the NC State Contract Buying Program (420A-Furniture) for S.L. Warren Library in a total amount not to exceed \$359,467.29

24-0159 Approval of Capital Project Amendment No. 24CPA00021 and Budget Amendment No. 24BCC00087 Appropriating \$200,000 of Sewer Utility Fund Fund Balance and Transferring those Funds to the Collection System Rehabilitation Capital Project (SE051) to Cover Contract Amendments.

24-0167 Approval of Carolina Management Team, LLC Contract Amendment for Painting and Coating Services for Utilities Division in the Amount of \$25,000 Increasing the Contract Amount from \$190,000 to \$215,000

24-0178 Approve NC Division of Water Infrastructure State Revolving Fund Application for Utilities Division Triangle WWTP Rehabilitation and Upgrade Project and Authorize Chair and County Manager to execute certain documents related to the application.

Discussion Items

24-0163 BULLS Academies Update Presentation from Made in Durham

The Board received an updated presentation on the BULLS Academies from Made in Durham.

The goals of the BULLS Academy - Life Sciences were to align, strengthen and scale the current system which supported Durham residents in obtaining a life science credential and career that provided higher incomes essential to their ability to create wealth, while scaling a dedicated track which provided Durham young adults with this transformational opportunity.

The BULLS collaborative engaged key institutions in the community which played a role in the current Education-to-Career system in a series of discussions to identify the most effective solutions. The goal was to learn how to scale best practices while also addressing the system's existing inequities, specifically for Durham's opportunity youth and young adults of color. The result was a BULLS System Scale Plan that identified the process for creating Academies within existing Durham Tech's industry certification programs designed specifically for these population groups by addressing those inequities in the design. Employing this process, the BULLS collaborative identified Biopharma Manufacturing as the most appropriate first industry sector to scale and create the BULLS Biotech Academy to support.

Rasheed Bellamy, Chief Operations Officer, Made in Durham, stated data was specific to their targeted audience which allowed them to make decisions based on if the cohorts worked. He continued to say 25 percent of students were employed after graduating through the program and could create additional dashboards to reflect the number of students who were employed and their salaries.

Casey Steinbacher, Executive Director, Made in Durham, shared that all demographics were for students aged 18-25 years old of historically excluded populations and 96 percent of the students – both male and females, were people of color. She added an alumni association was created to keep the students actively engaged with each other.

Directive:

- **Staff to create dashboard to reflect the number of students who were employed and their salaries.**

24-0181 Safety and Wellness Task Force Final Report Discussion

The Board was requested to listen to and respond to the final updates and recommendations of the Community Safety and Wellness Task Force.

The presentations were limited to those recommendations that would fall under the County's purview. The topics included: expanding pre- and post-arrest diversion, addressing conditions in the county jail, reforming DSS and Abuse/Neglect/Dependency Court, supporting local re-entry services, enhancing Durham's response to the opioid epidemic, building communities resilient to trauma and violence, expanding H.E.A.R.T. program countywide, implementing wellness and restorative practices for youth and adults serving youth, and responses to gun violence and domestic violence.

The Board requested the Safety and Wellness Task Force to publish their reports on the County website.

Dwane Brinson, Assistant County Manager for Community Safety, provided an update with the County to receive \$22.5 million dollars through the Wave Two Settlement Funds. He continued to say an internal work group was created from a 2023 recommendation from the Board to help establish a process, listen to ideas, and establish funding priorities to ensure funds would reach the community.

Mr. Brinson shared the following would utilize opioid funding:

- Harm Reduction program
- Opioid Settlement Manager position – actively being recruited for
- Medical Director for the detention center
- Proposal from the Office of Emergency Services to expand Community Paramedics program

He added the cost for the naloxone vending machines was \$50,000.00.

County Manager Sowell informed the Board that joint discussions were held for the expansion of the Holistic Empathetic Assistance Response Team (HEART); however, the implementation was complex. She continued to say there were very high levels of cost estimations. Mr. Brinson added cost variations were dependent on what the County could do within the program. There were four (4) pillars within the HEART program and costs could vary for one (1) pillar from \$35,000 to \$1.6 million.

The Board suggested further conversations be held with different departments – Courts, DSS and asked for the Sheriff's Department to respond to requests for budgets.

Directive:

- **Safety and Wellness staff to publish reports on the County website.**
- **Staff to invite Sheriff Birkhead to respond to requests for budgets.**

24-0175 Update Presentation on Retail Space Occupancy process for 115 N. Queen St. Development (former 300 E. Main St.) (30min)

The Board was requested to receive an update from staff on the occupancy process for the retail spaces along the 115 N. Queen St. storefront of the deck. To date, the spaces were targeting non-profits and other organizations that had a positive social impact with Urban Ministries, Human Services, and/or the Justice Services Center. County staff would review the efforts to fill the spaces to date, establish guidelines and next steps for tenant occupancy.

Discussions were held regarding suitable spacing for tenants. Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services, shared spacing was evaluated for certain needs with the majority of the focus on ensuring non-profits in the space.

Nancy Mitchell, Senior Real Estate Officer, answered questions pertaining to the outreach process for non-profits to lease the space. She stated Maverick Partners Realty Services was

contracted to handle the outreach process and through that process, connections were made with multiple organizations to build relationships and educate them on leasing opportunities.

Mr. Manns reiterated this project had a rocky timeline due to the space being vacant for a while; however, staff was hopeful to obtain a leasing agreement soon – as long as the agreement stayed within the parameters of what the Board requested.

24-0176 Update Presentation on Childcare/Pre-K Operator Selection Process for 115 N. Queen St. Development (former 300 E. Main St.)

The Board was requested to receive an update from CCSA and staff on the Childcare/Pre-K Operator Selection process for the Childcare/Pre-K space within the 115 N. Queen St. Development. CCSA and County staff would review the selection process to date, receive input from the BOCC and discuss next steps in finalizing the selection.

Curtis Massey, Interim County Attorney, informed the Board that rent relief could be provided should a non-profit childcare entity utilize the space. He stated a sliding scale for tuition could potentially decrease the value of the lease.

Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services, explained the County would lease the childcare space back to the developer for a 15-year term through the lease agreement. He added the developer agreed to fund \$198,000 worth of design and construction costs and the County would subsidize the project.

Discussion was held regarding the age range for children and the number of children that could be in the classroom. Dr. Linda Chappel, Senior Vice President of Triangle Area Childcare Resources and Referral Services shared the age range for children was from birth to age four (4) and there would be no more than 18 children to a classroom. She added a sliding scale was not required for the cost of childcare; however, the yearly cost would range from \$14,981 to \$19,000 depending on age.

24-0184 Presentation on FY25 Durham Transit Work Program

The Board was requested to receive a presentation on and approve the Final Recommended FY25 Durham Annual Transit Work Program. (“Work Program”).

As part of the appropriations process for the Durham County Transit Plan, an annual Work Program was developed and included a budget for the upcoming fiscal year. The 2023 Transit Governance Interlocal Agreement (“ILA”) determined the process by which the annual budget was developed and approved. Under the guidance of the ILA, the Work Program required approval by the Durham County Board of Commissioners and the GoTriangle Board of Trustees.

Ellen Beckmann, Transportation Director, shared work was done with the City to identify the \$30 million transit facility cost.

Ms. Beckmann answered questions pertaining to the vetting process to determine if the project was a good investment. She stated discussion would go through the Staff Working Group first to discuss budgets and strategies and then staff would bring decisions back to the Board. She continued to say options were being investigated for the additional \$850,000; however, as of now they were unable to state what the funds would be used for.

24-0166 Presentation from the City of Durham of the FY23 GoDurham Annual Report

The Board was requested to receive a presentation from the City of Durham Transportation Department of the FY23 GoDurham Annual Report.

The presentation included highlights and key metrics for GoDurham and GoDurham ACCESS for FY23.

Sean Egan, City of Durham Transportation Director, shared incidents surrounding bus stations were tracked directly at the main bus terminal and on the bus terminal and efforts to maintain those incidents were coordinated with local enforcements.

Mr. Egan answered questions regarding the infrastructure around the Southern Durham area. He stated proposals were prepared to improve sidewalks for pedestrians and any other identified projects would be bond eligible – pending a decision from City Council.

The City would provide a 3.75 cent on property tax for local funding, averaging \$15 million.

Discussion was held regarding the Triangle Signal Priority (TSP). The TSP allowed buses to request additional green light time to be able to clear an intersection.

24-0168 Presentation from GoTriangle

The Board was requested to receive a presentation from GoTriangle on the transit agency's services, current initiatives, and capital projects.

The Board requested that GoTriangle come back to share their financial overview results.

Discussion was held regarding a direct route to the airport. Chuck Lattuca, GoTriangle President and Chief Executive Officer, stated meetings with the RDU Airport were underway to discuss ways to help with van/car services for employees; adding this would help reduce parking needs. He added staff were considering a Congestion and Mitigation Quality Grant to address express services for citizens and employees to access the airport.

Mr. Lattuca shared opportunities to find federal funding for office space, commercial and affordable housing for the Research Triangle Park Foundation were in the works.

Directive:

- **Staff to come back to share financial overview results.**

24-0194 Minority and Women Business Enterprise (MWBE) Update

The Board was requested to receive an update from C2 Contractors, LLC., Durham County's MWBE Program Manager, on the work done to support the County's MWBE program along with work being done to assist with development options for vacant/underutilized sites.

CC Lamberth, President, C2 Contractors, LLC shared the scope of work was to increase minority participation within Durham County. He added Durham was not utilizing the database to identify a historically underutilized business.

After Board discussion, County Manager Sowell shared background information on the MWBE program, stating it has been effective since 2019. She added they were not asking C2 Contractors to do anything differently from any other contractors; however, their approach would offer different results.

Manager Sowell continued to say a plan was being developed to show how the County could increase their minority and women business participation.

Adjournment

Commissioner Carter moved, seconded by Vice-Chair Burns, to adjourn the meeting.

The motion carried unanimously.

The meeting was adjourned at 4:08 p.m.

Respectfully submitted,



Shaunecie Wardrick
Administrative Assistant