

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

Monday, May 4, 2026

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 Dr. Mike Lee, Vice Chair Nida Allam, Commissioners Michelle Burton,  
Wendy Jacobs and Stephen Valentine

Presider: Dr. Mike Lee

Zoom Hybrid  
Participants: 2

**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, virtually or via email to the Clerk no later than Sunday, May 3rd at 12 noon.

Doug Hodges of Swingpals gave a brief update concerning the Hillandale Golf Course expansion. He thanked the Commissioners for coming to Neal Middle School to watch the students participate in the Swingpals program. He invited the Commissioners to attend the Swingpals 2026 Annual Event at Topgolf.

The following citizens voiced their concerns regarding Child Protective Services and the Durham County Department of Social Services: *James Chavis, Antoinette Hawes and Amanda Wallace*

**Other Business**

**The Board was requested to Suspend the Rules and Approve and Authorize the County Manager to Execute a Service Contract with A&Associates, Inc dba A&A Security Group in the amount of \$4,973,365.05 for Uniformed Security Services for Durham County Facilities, parking lots, parking decks and adjacent properties, subject to the review and approval by the County Attorney's Office, as well as Add Seven (7) New FTEs to the General Services Security Division. The County Manager also recommends that the Board approve and authorize the County Manager to sign off on subsequent extensions, change orders, or amendments associated with this contract as necessary to continue services as required.**

A&A Security Group gave a brief presentation on the details of their bid to provide uniformed security services for Durham County facilities

The Board asked why the current security contractor Nighthawk ended their contract early and what was the status with Nighthawk staff. Nighthawkroiro, Director General Services stated that

Nighthawk was retiring and was unable to fulfill their contract she added that all their employees had the opportunity to apply and interview with A&A Security Group if they were interested in transferring.

The Board asked what benefits and salary A&A Security Group offered their employees and whether it was comparable to Nighthawk. Ms. Keambiroiro stated that their salaries were comparable and that A&A Security Group offered health, dental and vision insurance, paid holidays and paid personal days off.

The Board asked if Durham would be their largest contract and if they had other contracts in N.C. Shawn Inman, Chief Operating Officer, answered that they had 1200 billable hours of security services in N.C per week which included locations in Charlotte, Chapel Hill and Forsyth County. He also stated that the City of Dallas was their largest contract which was four times larger than Durham County.

The Board asked how Nighthawk coordinated with Durham County Sherrif Department and the HEART team. Ms. Keambiroiro stated Nighthawk had security at the Durham County Court House and the Detention Center and that they had a good working relationship. She also stated that Nighthawk called the HEART Team in the past and that she had not received any complaints.

The Board asked what their approach to recruitment was within the community and with current Nighthawk staff. Gail Luchey, President A&A Security Group stated that they were passionate about working with the community and hiring within the community as much as possible. She stated that current Nighthawk employees that were interested in transferring would go through an interview process and be graded on a scale of 1-10 and would have needed to receive an 8 to be offered a position.

Chair Dr. Lee entertained a motion to suspend the rules.

Commissioner Jacobs moved, seconded by Commissioner Burton, to suspend the rules.

The motion carried unanimously.

Chair Dr. Lee entertained a motion for approval.

Commissioner Jacobs moved, seconded by Commissioner Burton, to Approve and Authorize the County Manager to Execute a Service Contract with A&Associates, Inc dba A&A Security Group in the amount of \$4,973,365.05 for Uniformed Security Services for Durham County Facilities, parking lots, parking decks and adjacent properties, subject to the review and approval by the County Attorney's Office, as well as Add Seven (7) New FTEs to the General Services Security Division. The Board also approved and authorized the County Manager to sign off on subsequent extensions, change orders, or amendments associated with this contract as necessary to continue services as required.

The motion carried unanimously.

## **Consent Agenda**

The Board reviewed the following Consent Agenda items for the May 11, 2026, Regular Session meeting.

### **26-0200 Approval of Contract with Trittech Software Systems, a CentralSquare Technologies Company (CentralSquare Technology) in the Amount of \$226,203 for Computer-Aided Dispatch and Report Management Systems for the Sheriff's Office**

The Board asked if this was considered a surveillance system. Clarence Birkhead, Durham County Sheriff stated that it was a record management system not a surveillance system.

### **26-0208 Approval of a Contract Amendment in the amount of \$44,000 for Psychiatric Services and Consultation, P.C. dba Patricia Knautt for a new total of \$205,757. The contracted services provide mental health services in the Detention Center through the end of the FY 25-26 fiscal year**

The Board asked how many individuals the 19 additional hours per week would provide services for and how many individuals in the detention center were not receiving psychiatric services. Rayburn "Marc" Strange, Justice Services Department Clinical Services Manager stated that the 19 additional hours per week would help however; there would still be a deficit in care for individuals in the detention center.

## **Directive**

- The Board asked for an updated comprehensive understanding of total cost per day for an individual that was being housed in the detention center.
- Connect the Sherriff's office with the correct person in Durham Health and Human Services pertaining to the Capacity Restoration Project.

## **There were no questions regarding the items below:**

### **26-0176 Approval of Sole Source Contract with Father's on the Move, Inc., (FOTM) for the Durham County Sheriff's Office in the amount of \$36,000 for Services to Improve Outcomes for Detainees During Reentry.**

### **26-0198 Approval of Contract Amendment with Carolina Civilworks, Inc. for Emergency and Scheduled Collection System Repair Services in the Amount of \$186,257.85, Bringing the Contract Amount from \$610,289.02 to \$796,547.87 and to Execute Contract Amendments Not to Exceed \$875,000**

### **26-0204 Approve Budget Appropriating Ordinance General Amendment No. 26BCC083 Fund Restricted Fund Balance Totaling \$1,168,009 to Increase Expenditure Authority for Social Services**

### **26-0209 Approve and Authorize the Manager to Execute Documents Conveying a Non-Exclusive Easement to Duke Energy Over the County's Property at 1211 Shiloh Glenn Drive to Provide Electricity to the County's New Shiloh Glenn Lift Station**

**26-0231 Approve Change Order No. 001 for the Installation of a Generator for Northern Convenience Site under IFB 25-13R2 in the amount of \$5,304.07 and Approve a Construction Contingency in the Amount of \$39,541.36 for a Total Project Amount of \$440,259.07 and authorize the Manager to approve subsequent Change Orders within the project budget.**

**Discussion Items**

**Departmental - Proposed Planning & Development Department FY27 Work Program**

The Board was requested to review and provide comment on the proposed FY27 Work Program in preparation for its approval at a regular business meeting.

Sara Young, AICP, Planning Director, shared with the Board a high-level overview and updates on the following projects.

- Walltown Small Area Plan Paper Street Closings
- Natural Resource Protection Overlays Research
- Tree Canopy Assessment Analysis and Recommendations
- Biophillic Cities Metrics
- Urban Design Studios
- Clariti Implementation

The Board asked if there were any updates with potential funding for the Walltown Small Area Project. Ms. Young stated that the plan was completed last year and the only funding update was that a budget request was submitted to contract a surveyor to complete the survey work that was needed to close the alleys.

The Board questioned whether the Natural Resource Protection Overlays Research would be Countywide and how that would be used in terms of the review process. Ms. Young stated that the first phase did not include geographical location; noting it was just in the beginning stages.

The Board asked was the Tree Canopy Assessment Analysis, Recommendations Countywide and the Biophillic Cities Metrics included Durham County. Ms. Young confirmed that Tree Canopy Assessment Analysis did encompass Durham County and the Biophillic Cities Metrics was a program tailored to cities. However, they would investigate to see if the program would be applicable to Durham County.

The Board asked if the Planning & Development Department sent an annual report on the Heritage Communities and the Inventory of Local Historic Districts to the Board. Ms. Young stated they filed an annual report with the state and forwarded that report to the Board to be reviewed.

**Approval of Freese and Nichols (FNI) Contract Amendment for Engineering Services for Triangle Wastewater Treatment Plant Expansion Study in the Amount of \$388,046 Bringing the Contract Amount from \$547,900 to \$935,946 with a Not to Exceed Amount of \$990,000**

In preparation for its approval at a regular business meeting Stephanie Brixey, Deputy Director of E&ES presented to the Board the proposed service contract amendment with Freese and Nichols Incorporated (FNI) that would provide engineering services for Triangle Wastewater Treatment Plant Expansion Study in the amount of \$388,046, bringing the total contract amount from

\$547,900 to \$935,946 with a not to exceed amount of \$990,000. Funding would come from the Sewer Enterprise Fund operating budget.

Ms. Brixey explained that the requested contract amendment would allow them to start phase 2 that included Task 3 Engineers' Alternative Analysis (EAA) and Task 6 Technical Support for Jordan Lake Rules Readoption.

The Board asked were other jurisdictions involved with this project and would they be contributing financially. Ms. Brixey stated that no other jurisdictions were involved, this project was modeling Northeast Creek where Durham County discharges going down to Jordan Lake; however, they are working with a larger group that involved other jurisdictions concerning the Upper Cape Fear River Basin.

The Board expressed the importance of everyone that was a part of the watershed to work together to collectively fund the modeling of Jordan Lake. They emphasized that unless the current standards around nitrogen and phosphorus changed and became the actual usage of Jordan Lake would be problematic for Durham County, the future of Research Triangle Park and the entire region.

#### **Adoption of the Local Water Supply Plan for Rougemont Water System**

Stephanie Brixey, Deputy Director of E&ES presented to the Board a request to adopt the Local Water Supply Plan (LWSP) for Rougemont Water System and the accompanying Resolution for submission to North Carolina Department of Environmental Quality (NCDEQ). She stated that on February 25, 2026, NCDEQ approved the plan and that the North Carolina General Statute 143-355(l) required all public water systems to develop and file a Local Water Supply Plan (LWSP).

The Board thanked Durham County staff for all the work that was done on this project over the past 10 years.

#### **Draft FY27 Durham Annual Transit Work Program Update**

Ellen Beckmann, AICP, Transportation Director presented to the Board an update on the Draft FY27 Durham Annual Transit Work Program that included an update on the status of the Work Program and the next steps for approval.

Sean Egan, City of Durham Transportation Director, presented a request from the City of Durham for an additional \$8.217 million that would close the budget gap and would fully fund transit services to enable a more modest expansion of services than planned.

The Board asked why the City of Durham would not take the \$8.217 million from the Capital Fund that did not get spent in FY26. Mr. Egan stated that funding was attached to projects that were currently underway. Since those funds were partially funded by Federal Grants, they would draw federal funds first before drawing local funds and they would pull funds from the Capital Fund local dollars in FY27 that would complete projects. He also stated that by drawing the federal funds first they left local dollars in the tax district account that would be able to generate investment income. Mr. Egan added although those dollars had not been drawn down, the City they needed them to advance their major capital initiatives.

Commissioner Jacobs noted for the record that the reason Mr. Egan gave for why the City of Durham should not touch capital funds was the exact reason why Durham County should not use the capital funds in the transit plan that were allocated for projects like future Bus Rapid Transit (BRT).

The Board asked how to guarantee that this was just a one-time request for additional funds. Claudia Hager, Durham County Manager, stated that the item would be written for approval as a one-time capital fund project that would only be allotted for FY27. Ms. Beckmann stated that if the Board went forward with approval in the final transit work plan this would be a distinct project with a scope that described it as a one-time project only for FY27 that would have a close out date for the project at the end of FY27.

Commissioner Valentine shared his reservations with this being a one-time ask; noting with the transit system being fare free and the City of Durham delaying plans to make bus routes 4 and 9 more accessible to the public.

The Board asked where GoTriangle's request fit into the FY27 Transit Plan. Ms. Beckmann stated if the Board approved the requested \$8.217 million for the City of Durham the County would not be able to fund GoTriangle's request.

The Board asked how much the City of Durham designated for transit for FY27. Mr. Egan stated that the City of Durham designated approximately \$19 million for transit for FY27.

### **Directive**

- The Board requested that a policy be added to the Transit Plan pertaining to funding for Capital Projects with partners. Adding all parties would ensure that projects were eligible for State and Federal funding and that there would be a local cost share for all parties.

### **Early Childhood Action Plan and Durham PreK Update**

Ileana Vink, County Early Childhood Coordinator presented to the Board an annual update on County early childhood initiatives and the impact in Durham County.

This annual update was centered on the County's commitment to nurturing the youngest members of our community through the collective efforts of Durham's Early Childhood Action Plan (ECAP). ECAP, developed through a three-year process led by the community based Grown in Durham Steering Committee, reflected community strengths, challenges and opportunities. This update shared recent implementation of the plan that supported early childhood initiatives and aligned with the priorities from the ECAP. That included helping families meet basic needs, supported early literacy and early relational health, and supported maternal and infant health. ECAP implementation funds were also used to support service navigation for parents and caregivers to connect with resources and supported and promoted family-friendly businesses. Finally, ECAP funds supported community based participatory research that informed community partners and policy makers about the needs of young children and their adults. Local efforts were aligned with the updated state Early Childhood Action Plan (ECAP) and its four priority areas.

The presentation additionally highlighted the County's work and investment of \$8.1 million in 2025-2026 in Durham PreK-through which Durham was moving towards a goal of high-quality universal pre-K for all 4-year-olds, an effort that began and continued as a collaborative model led by Early Years in the fall of 2019 along with other key partners. The program was in its seventh year and used a braided funding model to maximize the impact of public dollars via a mixed delivery system where children were served both at programs in the public schools, at Head Start, and at private childcare sites.

The Board asked programmatically what was missing. Ms. Vink stated that transportation and afterschool care were huge barriers.

The Board stated that it was critical to maintain support for Durham PreK.

The Board asked for current Durham PreK enrollment. Ms. Vink stated that current enrollment was at 92%.

### **Directive**

- The Board requested to have a future discussion with Durham County School Board concerning adult literacy programs for parents.
- The Board requested further discussions concerning truancy.
- The Board requested growth data comparison to the State average.

### **County Food Security Initiatives Implementation Update**

Raina Goldstein Bunnag, County Food Security Coordinator presented to the Board an annual update on County Food Security initiatives, their impact in Durham County and provided input on food security plans and initiatives. This annual update was focused on the County's commitment and efforts that targeted initiatives and investments in collaboration with the Durham community to improve food security for all residents. Durham County's collaborative approach to its food security work, investments, and initiatives had strengthened internal and external capacity and made progress toward improving food security in Durham County during a period of increasing food insecurity post-COVID.

Ms. Bunnag reviewed food security data for Durham County; examined Durham County's food security investments and initiatives that included Food Security Grants, Food Security Network, and Food System Assessment and Strategic Plan; and offered an opportunity to explore emerging food security initiatives, trends, and challenges.

The Board stated that it was critical to maintain funding in the budget for food security grants.

The Board thanked staff for their continued hard work on these programs.

### **Directive**

- Ms. Bunnag would research food insecurity screening data with the Department of Health and Human Services, Public Health and Lincoln Community Health Center.
- The Board requested a heat map of Durham's food deserts.

- The County Manager to follow up with the Board concerning a potential grocery store rental prospect for 500 East Main Street.

### **Future Data Center Policy Discussion**

The Board provided staff with guidance on the information needed to inform future policy discussions regarding data centers. As data centers expanded across the state and nation, some jurisdictions enacted temporary moratoria on new large-scale facilities, citing concerns about rising utility costs and environmental effects.

Vice-Chair Allam stated that she shared a draft of an ordinance and resolution with the Board, the County Manager and the County Attorney concerning data centers.

### **Directive**

- The Board requested to have a public hearing regarding data centers.
- The Board requested information pertaining to existing data centers located in Durham (location, owner, size, quantity of natural resources used, number of employees, and current number and type of data centers located in Durham).
- The Board requested information if any for request to build new data centers.
- The Board requested Urban Growth Boundary information pertaining to data centers.
- The Board requested information pertaining to new models of data centers that are eco-friendly.
- The Board requested to have conversations with businesses that owned data centers in Durham.

### **Adjournment**

Commissioner Valentine moved, seconded by Vice Chair Allam, to adjourn the Work Session meeting at 2:23 p.m.

The motion carried unanimously.

Respectfully submitted,

  
Georgina Nicole Moreno  
Administrative Assistant