



Durham County

200 E. Main Street
Durham, NC 27701
(919) 560-0025

Meeting Agenda Board of County Commissioners

Monday, June 1, 2026

9:00 AM

Commissioners' Chambers

Work Session

"Public Charge"

The Board of Commissioners asks its members and citizens to conduct themselves in a respectful, courteous manner, both with the Board and fellow citizens. At any time, should any member of the Board or any citizen fail to observe this public charge, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to the public charge is observed.

"Land Acknowledgment"

As we convene for the Durham County Commissioners meeting, it's crucial to recognize the painful truth of history. We stand on the stolen ancestral lands of the Catawba, Eno, Occaneechi, Shakori, and Tuscarora peoples, whose deep connection to this land predates our arrival. We acknowledge with humility the unjust displacement and violence that occurred, leading to the dispossession of indigenous peoples from their homelands. Their resilience in the face of such adversity is a testament to their strength and spirit.

May we humbly honor the ancestors and elders of these nations, both past and present, by committing ourselves to fostering understanding, healing, and justice for all who inhabit this land. Let us walk forward together with open hearts, acknowledging the past and embracing a future guided by compassion, respect, and unity.

9:00 am Work Session Agenda

1. Closed Session (Scheduled from 9am - 11am)

[26-0295](#)

Closed Session

Agenda Text:

The Board is requested to adjourn into Closed Session to prevent the disclosure of sensitive public security information protected under N.C.G.S. 132-1.7(a)(3), pursuant to N.C.G.S. 143-318.11(a)(1).

Alignment with Strategic Plan: This item aligns with Strategic Plan Goal - High

Performing Organization

Resource Persons: Monica W. Wallace, Clerk to the Board

County Manager's Recommendation: The County Manager recommends that the Board adjourn into Closed Session and provide direction to staff.

2. Reconvene from Closed Session

3. Recess - To Attend Juneteenth Flag Rising Ceremony (11:30am - 12:30pm)

4. Citizen Comments (30 min)

5. Consent Agenda (15 min)

26-0261

Receive Keep Durham Beautiful's 2025 Annual Report

Agenda Text:

The Board is requested to receive Keep Durham Beautiful's 2025 Annual Report. Keep Durham Beautiful (KDB) is a nonprofit organization with a volunteer Board of Directors. A portion of its operating budget is supported by Durham County and the City of Durham. The 2025 Annual Report reflects KDB's annual goals and achievements during the 2025 calendar year.

The mission of KDB is to build environmentally just, resilient, and beautiful outdoor spaces in cooperation with Durham communities. KDB continues to enhance our community's environmental health and beauty through initiatives that promote litter prevention, community greening, and environmental education.

Alignment with Strategic Plan: This request aligns with Durham County Strategic Goal: Sustainable Infrastructure & Environment

Resource Persons: Tobin L. Freid, Sustainability Manager; Peri Manns, ASLA, Deputy Director Engineering and Environmental Services

County Manager's Recommendation: The County Manager recommends that the Board receives Keep Durham Beautiful's 2025 Annual Report.

Attachments:

[Keep Durham Beautiful 2025 Annual Report](#)

26-0263

Approval of Budget Ordinance Amendment No. 26BCC084 for the Department of Social Services to recognize Duke Energy Carolinas, LLC "Share the Light" (STL) funds in the amount of \$16,909

Agenda Text:

The Board is requested to budget ordinance amendment No. 26BCC084 for the Department of Social Services to recognize Duke Energy Carolinas, LLC "Share the Light" (STL) funds in the amount of \$16,909.

Duke Energy Carolinas, LLC "Share the Light" (STL) is used exclusively to provide assistance to people in crisis situations pay energy costs, unpaid deposits for utility

services or unpaid reconnection charges for utility services. This program will follow the same guidelines as our state energy programs. No County dollars required.

Alignment with Strategic Plan: Increase equitable healthy outcomes and quality of life for all. Increase equitable outcomes through County operations and services. Expand and provide services that support residents across their entire lifespan.

Resource Persons: Maggie Clapp, Director, Department of Social Services, Margaret Faircloth, Assistant Director, Department of Social Services, and Travis Williams, Assistant Director, Department of Social Services.

County Manager's Recommendation: The County Manager recommends that the Board of County Commissioners approve Budget Ordinance Amendment No. 26BCC084 for the Department of Social Services to recognize Duke Energy Carolinas, LLC "Share the Light" (STL) funds of \$16,909.

Attachments:

[Duke Energy FY 2026 STL Supplement form](#)

[AAF-84 LEGAL FORM DSS to recognize \\$16,909 from Duke Energy Carolinas](#)

26-0264

Approval of Board Review of the FY 2026-27 County Funding Plan for the Home and Community Care Block Grant (HCCBG) for Aging Adults

Agenda Text:

The Board is requested to review and approve The Home and Community Care Block Grant Funding Plan. The Home and Community Care Block Care Grant (HCCBG), as authorized in G.S. 143B-181.1 (a) (11), is designed to improve the planning and coordination of in-home and community-based services provided to North Carolina's older adults. It is also intended to promote the visibility of aging programs at the local level by giving counties increased flexibility with respect to funding aging services available through the Block Grant. The majority of funding comprising the HCCBG is authorized by the federal Older Americans Act. Funding for the HCCBG is included in the FY2026-27 budget (pending BOCC approval).

Central Pines Regional Council serves as the designated recipient and administrative entity for the Home and Community Care Block Grant. The Department (DSS) and the Durham Center for Senior Life (DCSL) are co-lead agencies for receiving the HCCBG funds and administering the programs. The goal of services provided under this grant is to enable recipients to stay at home longer, receiving the care and services they need in their own homes, thus reducing the necessity for out-of-home placement. Services provided are Adult Day Care Services, Congregate Meals, Senior Center Operations, Information and Case Assistance, Transportation, Home Delivered Meals, and In-Home Aide Services.

Alignment with Strategic Plan: Healthy and Inclusive Community supporting equitable and inclusive health and well-being for all.

Resource Persons: Maggie Cveticanin, Director, Department of Social Services, Travis Williams, Assistant Director, Department of Social Services, Margaret

Fairecloth, Assistant Director, Department of Social Services.

County Manager's Recommendation: Approval of Board Review of the FY 2026-27 County Funding Plan for Home and Community Block Grant for Aging Adults.

Attachments: [HCCBG AAF Suppl FY26-27](#)
[HCCBG Legistar FY26-27](#)
[HCCBG DCSL 732](#)
[HCCBG DSS 732](#)

26-0266 **Approval to enter into a contract with Southern Elevator Company, Inc. in the amount of \$148,200.00 to provide elevator maintenance and repair services across Durham County Government facilities and parking decks**

Agenda Text: The Board is requested to authorize the County Manager to enter into a contract with Southern Elevator Company, Inc., subject to the review and approval by the County Attorney's Office, in the amount of \$148,200.00 to provide maintenance and elevator repair services to Durham County Government facilities and parking decks. The board also allows the County Manager to sign off on subsequent extensions, change orders, or amendments associated with this contract, as necessary, so long as funds are available within the General Services Budget.

On March 23, 2026, the Request for Proposals (RFP NO. 26-031) was advertised to obtain qualified and experienced firms to provide elevator maintenance and repair services across Durham County government facilities and parking decks.

We received proposals from three (3) elevator service providers. Upon completion of the evaluation process, Southern Elevator was identified as the most capable of delivering the level of service required. Their pricing demonstrated the most cost-effective solution while maintaining compliance with the county's operational and service expectations for fifty (50) elevators across eighteen (18) county facilities.

In addition to offering the lowest bid, Southern Elevator Company has established an exceptional track record of performance servicing our current elevators that includes consistently delivering reliable elevator maintenance, repair, and modernization services with minimal disruption to county operations. Their proven history of satisfactory contract performance reduces operational risk and provides confidence in their continued ability to meet service level expectations throughout the contract term.

Alignment with Strategic Plan: This project aligns with the DCo Forward 2029 Strategic Plan Objectives (Goals) SI-1 Sustainable Infrastructure & Environment: Plan for long-term use of County land, facilities, and equipment.

Resource Persons: Motiryo Keambiroiro, Director General Services; Shawn Swiatocha, Assistant Director, Operations; Ian Conroy, Contracts Specialist; Sontina

Greene, Sr. Administrative Officer

County Manager's Recommendation: The County Manager recommends that the Board to approve and authorize the County Manager to execute a service contract with Southern Elevator Company Inc., subject to the review and approval by the County Attorney's Office, in the amount of \$148,200.00 to provide maintenance and elevator repair services to Durham County Government facilities and parking decks. 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, so long as funds are available within the General Services Budget.

Attachments: [AAF Supplemental Document 5.15.2026](#)
[RFP 26-031 Justification Letter](#)
[Committee Scores RFP 26-031](#)
[Durham County Elevator List](#)
[Monitoring Form - Southern](#)

26-0283

Approve and Authorize the Manager to Execute A Resolution and Lease Agreement with Bull City Slabs, LLC for a suite at Shoppes of Hope Valley

Agenda Text:

Approve and authorize the Manager to execute a Resolution and Lease Agreement with Bull City Slabs, LLC for a suite at Shoppes of Hope Valley, located at 3825 S. Roxboro St., and authorize minor changes to the Lease Agreement prior to execution based on County Legal approval.

Per General Statute 160A-272, the County may lease surplus space with the adoption of a Resolution allowing the leasing of said property.

This lease is with Bull City Slabs, LLC, a trading cards and novelty store, for a 5-year term with one 3-year extension and total value of \$280,735. Bull City Slabs will occupy Suite 133 at Shoppes of Hope Valley. Please see attachment 1 for the lease, attachment 2 for the Resolution, and attachment 3 for the Affidavit confirming proper notification.

Alignment with Strategic Plan: This lease supports Sustainable Infrastructure & Environment Planning for long-term use of County land, facilities, and equipment.

Resource Persons: Christy Raulli, Senior Real Estate Officer; Peri Manns, ASLA, LEED GA, Deputy Director, Engineering and Environmental Services; Jay Gibson, P.E., Director, Engineering and Environmental Services; Maurice Jones, Deputy County Manager; Curtis Massey, Deputy County Attorney

County Manager's Recommendation: The County Manager recommends that the Board approve and authorize the Manager to execute a Resolution and Lease

Agreement with Bull City Slabs, LLC for a suite at Shoppes of Hope Valley, located at 3825 S. Roxboro St., and authorize minor changes to the Lease Agreement prior to execution based on County Legal approval.

Attachments:

[Bull City Slabs Lease](#)

[Resolution Leasing Surplus Property - Bull City Slabs](#)

[Affidavit - Bull City Slabs](#)

26-0284

Approve Durham County's Support for and Participation in Triangle Land Conservancy's Purchase and Protection of 145 acres of Farmland at 4209 and 4310 Hall Road, Including a \$750,000 County contribution, and the Conveyance of a Conservation Easement to Durham County for Permanent Land Protection

Agenda Text:

The Board is requested to approve Durham County's support for and participation in Triangle Land Conservancy's purchase and protection of 145 acres of farmland at 4209 and 4310 Hall Road, including a \$750,000 County contribution, and the conveyance of a conservation easement to Durham County for permanent land protection.

TLC is under contract and has preliminary funding from the Army National Guard and the City of Raleigh's Watershed Protection Program to purchase and protect 145 acres of farmland currently for sale on Hall Road in northeastern Durham County. The County's \$750,000 contribution represents 33% of the total \$2.285 million cost of purchasing and protecting this land and allows TLC to leverage local and federal funding partners to make the purchase. These County funds are currently available in the Open Space & Farmland Protection Capital Project (4730DC083), and closer to closing we will return to the Board with a budget amendment to transfer these funds from the capital account to operating, allowing the County to encumber them in the fiscal year of closing.

County funds will support TLC's purchase, cover surveying costs, and secure a conservation easement to be held by Durham County to ensure permanent protection of the property. The farmland contains state- and nationally significant agricultural soils, and its protection will allow TLC to sell the County-protected land to farmers, supporting continued agricultural use in northern Durham County. When the protected land is conveyed to a third party, Durham County and TLC will co-hold the conservation easement, with Durham County retaining enforcement rights.

Alignment with Strategic Plan: The acquisition and protection of land for permanent open space and farmland aligns with Strategic Plan Goal 4: Environment - Protect natural resources and support and promote community and economic viability, through the Natural Resource Stewardship and Protection Objective to protect and steward natural resources.

Resource Persons: Celeste Burns, Open Space and Real Estate Manager, Peri

Manns, Deputy Director of Engineering and Environmental Services; Jay Gibson, Director of Engineering and Environmental Services; Margaret Sands, Associate Director of Land Protection West, Triangle Land Conservancy

County Manager's Recommendation: The County Manager recommends that the Board approve Durham County's support for and participation in Triangle Land Conservancy's purchase and protection of 145 acres of farmland at 4209 and 4310 Hall Road, including a \$750,000 County contribution, and the conveyance of a conservation easement to Durham County for permanent land protection.

Attachments: [Maps & Photos - Hall Rd Farmland](#)

[Supplemental - Hall Road Farmland Acquisition and Protection](#)

26-0298

Library Requests to Award Contract for Sole Source Purchase of Digital Content Management Services and for eBooks, eAudiobooks, eMagazines and Streaming Content from OverDrive

Agenda Text:

The Board is requested to provide approval for sole source exemption for the purchase of digital content management services from OverDrive in the amount of \$12,000 annually for four years. The Board is also requested to provide approval for the purchase of individual eBooks, eAudiobooks, eMagazines and streaming content from OverDrive in an amount not to exceed \$638,000 for the first year of the contract. In addition, the Board is requested to provide approval for the Manager to execute any other related contracts such as amendments and/or change orders, if necessary, in an amount not to exceed \$1,000,000 for service and content in any year of the contract.

Funds for this contract will come from Library's existing Resources and Technical Services budget for electronic resources. No new or additional funds are being requested. Increases in the contract amount for the next four years are encompassed in the recommendation to approve any other related contracts such as amendments not to exceed \$1,000,000 annually.

Alignment with Strategic Plan: This request aligns with the Strategic Plan Goal 1 "Community and Family Prosperity and Enrichment" by providing library materials which support and enhance the educational, creative and cultural opportunities available to library users.

Resource Persons: Dana Conners, Library Director; Katherine Makens, Assistant Director; Stephen Zibrat, Collection Development Administrative Librarian

County Manager's Recommendation: The County Manager recommends that the Board provide approval for sole source exemption for the purchase of digital content management services from OverDrive in the amount of \$12,000 annually for four years. The Board is also requested to provide approval for the purchase of individual eBooks, eAudiobooks, eMagazines and streaming content from OverDrive in an amount not to exceed \$638,000 for the first year of the contract. In addition, the Board is requested to provide approval for the Manager to execute any other related

contracts such as amendments and/or change orders, if necessary, in an amount not to exceed \$1,000,000 for service and content in any year of the contract.

Attachments: [OverDrive Inc Attachment 1 - Scope of Services Form_FY2027 reviewed 5 20 2](#)
[OverDrive Master Agreement FY2027 reviewed 5.20.26](#)
[OverDrive Sole Source Letter- Durham County Library \(2026\)](#)

6. Other Business (20 min)

26-0282 Suspend the Rules and Approve Budget Ordinance Amendment 26BCC086 Appropriating \$1,379,000 of General Fund Fund Balance and Authorize the Manager to Execute a Contract with TKC Management Services for Facility Management at the Durham County Detention Center

Agenda Text:

The Board is requested to suspend the rules and approve Budget Ordinance Amendment 26BDD086 appropriating \$1,379,000 from General Fund fund Balance for Facility Management at the Durham County Detention Center; as well as approving year-one of a five-year contract with TKC Management Services and authorizing the County Manager to execute subsequent renewals not to exceed \$6,895,000.00. Contract years 2-5 will be budgeted during the annual budget process.

Durham County General Services and the Durham County Sheriff's Office collaboratively solicited bids for a five-year facility maintenance and janitorial services contract for the Durham County Detention Center. On a daily basis, the Durham County Detention Center houses an average of 450 detainees. Approximately 100 staff members and contractors work in the detention center on a daily basis. The building has a complex infrastructure to meet the daily needs of the detainees and employees - including, but not limited to, plumbing (toilets, showers, sinks), heat and air conditioning, fire suppression systems, daily laundry services and more than 1500 meals served per day. All of these services are governed by state health and jail regulations and ACA accreditation standards. Recently, these major systems underwent a multi-million-dollar renovation to sustain the life, safety and security of the building. TKC Management Services will provide facility maintenance, warranty management, janitorial services and regular preventive maintenance as outlined in their proposal. This contract will transfer the building maintenance responsibilities from General Services to TKC Management Services, the lowest qualified bidder for this scope of work.

Alignment with Strategic Plan: This agenda item aligns with Goal 3: Safe Community

Resource Persons: Justin Ellerbe, Chief of Detention Services, Durham County Sheriff's Office; Shawn Swiatocha, Assistant Director, Durham County General

Services; Motiryo Keambiroiro, Director, Durham County General Services; Clarence Birkhead, Sheriff of Durham County.

County Manager's Recommendation: The County Manager recommends that the Board suspend the rules and approve Budget Ordinance Amendment 26BDD086 appropriating \$1,379,000 from General Fund fund Balance for Facility Management at the Durham County Detention Center; as well as approving year-one of a five-year contract with TKC Management Services and authorize the County Manager to execute subsequent renewals not to exceed \$6,895,000.00. Contract years 2-5 will be budgeted during the annual budget process.

Attachments: [Durham County Sheriff's Office - Budget FY26-27 \(05-21-2026\) Exhibit B](#)
[AAF-86 Legal Form General Fund FB \\$1,379,000 for Detention Center Mainten:](#)
[TKC Supplemental](#)
[TKC Service Contract Template FY2026 May 22 2026](#)
[Attachment 1B_TKC_RFP Proposal packet \(003\)](#)

26-0305

Board and Commission Appointments - Durham County Hospital Board of Trustees "Community Representative" Position (10min)

Agenda Text: Monica Wallace, Clerk to the Board, requests the Board to suspend the Rules and make appointments to the following board:

- Durham County Hospital Corporation Board of Trustees - "Community Representative" Position

The Board of Commissioners are requested to suspend the rules and vote to appoint members to the Durham County Hospital Corporation Board of Trustees - "Community Representative" Position.

The Board of Commissioners recognizes the need to have a representative sample of the citizens of Durham County serve on boards, commissions, committees, and authorities. No citizen may serve more than four consecutive terms for 2-year term boards; three consecutive terms for 3-year term boards; two consecutive terms for 4-year term boards; and one consecutive term for 5 and 6-year term boards in any one position, unless otherwise stated by statute; or there are no other applicants who meet the eligibility requirements. The Equalization and Review Board shall be exempt from these term limits.

Alignment with Strategic Plan: This item aligns with focus area: High Performing Organization.

Resource Persons: Monica Wallace, Clerk to the Board

County Manager's Recommendation: The County Manager recommends that the Board of County Commissioners suspend the rules and vote to appoint members to

the aforementioned Boards and Commissions.

Attachments: [B&C Appt Memo - June 1, 2026](#)

7. Discussion Items (50 min)

26-0286 **Approval of the Final Recommended FY27 Durham Annual Transit Work Program (20min)**

Agenda Text: The Board is requested to approve the Final Recommended FY27 Durham Annual Transit Work Program (Work Program).

As part of the appropriations process for the Durham County Transit Plan, an annual Work Program is developed and includes a budget for the upcoming fiscal year. The 2023 Transit Governance Interlocal Agreement (ILA) determines the process by which the annual budget is developed and approved. Under the guidance of the ILA, the Work Program requires approval by the Durham Board of County Commissioners (BOCC) and the GoTriangle Board of Trustees.

The BOCC received an informational presentation at the work session held on April 6, 2026. At the Staff Working Group (SWG) meeting held on May 20, 2026, the FY27 Work Program was recommended for approval by a vote of 4-0.

Alignment with Strategic Plan: This item aligns with Durham County Strategic Goal: Regional Leadership

Resource Persons: Ellen Beckmann, AICP, Transportation Director; Brandi Minor, CLGFO, Transit Program Administrator

County Manager's Recommendation: The County Manager recommends that the Board approve the Final Recommended FY27 Durham Annual Transit Work Program.

Attachments: [FY27 Transit Work Program Agenda Memo](#)
[Durham Transit Plan FY27 Final Recommended Work Program Presentation](#)
[FY27 Durham Annual Transit Work Program - Final Recommended](#)
[FY27 Durham Annual Work Program Engagement Report](#)

26-0310 **Future Data Center Policy Discussion (30min)**

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

Alignment with Strategic Plan: Empowered Community and Sustainable Infrastructure Environment

Resource Persons: Claudia Hager, County Manager; Larissa Williamson, County

Attorney; Maurice Jones, Deputy County Manager

County Manager's Recommendation: The County Manager recommends that the Board gives direction on future data center policy discussions.

8. Closed Session

26-0294

Closed Session

Agenda Text:

The Board is requested to adjourn into Closed Session to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged by G.S. 143-318.11(a)(3).

Alignment with Strategic Plan: This item aligns with Strategic Goal: High Performing Organization

Resource Persons: Larissa S. Williamson, County Attorney

County Manager's Recommendation: The County Manager recommends that the Board adjourn into Closed Session and provide direction to staff.

9. Adjournment