

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

Monday, January 5, 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, January 4th at 12 noon.

The following citizens voiced their concerns regarding Child Protective Services and the Durham County Department of Social Services: *Antoinette Hawes, Peter Eisevman, Rafiq Zaidi, Victoria Peterson, Walidah Burns, Amanda Wallace, Sheryl Smith and James Chavis.*

Consent Agenda

The Board reviewed the following Consent Agenda items for the January 12, 2026, Regular Session meeting.

25-0650 Approval of Ordinance Capital Project Amendment No.26CPA013 and Budget Amendment No.26BCC044 Appropriating \$276,244.80 of Debt Service Fund Fund Balance and Transferring the Funding to the PAYGO Fund to Support the Lincoln Community Health Center Parking Lot Expansion Capital Project (4730DC159); as well as Authorize an Increase in the Owner's Contingency to the contract with WC Construction in the Amount of \$276,244.80 to Execute Any Necessary Change Orders for the LCHC Parking Lot Expansion for a Total Not-to-Exceed of \$1,333,344.80

Commissioner Jacobs stated that per the contract with Duke Health Systems, Duke was responsible for the parking lot expansion and Durham County would be reimbursed by Duke Health Systems for the upgrade.

Vice Chair Allam requested a report on the total amount Durham County has paid for all maintenance repairs/upgrades for Lincoln Community Health Center.

County Manager Hager stated that staff were working with Duke and she would get the information requested to the Board.

26-0000 The Board is requested to Authorize an execution of the Public Art Agreement with Visual Original Customs, LLC (Derrick Monk) for the Design, Fabrication/installation at the Board of Elections Building located at 3825 S. Roxboro St#101, Durham NC for a total not-to-exceed \$110,000

Vice Chair Allam asked if the artist was local. Brenda Hayes-Bright, Project Manager, stated the artist was not a Durham local; however, he was from Winston-Salem, NC. She also shared the selection process through the CAFÉ (Call for Entry) website.

26-0002 The Board is requested to Authorize Standard Non-Reimbursable Utility Contracts for the Extension of the County Sanitary Sewer System

Vice Chair, Allam, asked how the environmental impacts of septic tanks were measured.

Stehanie Brixey, Deputy Director of Engineering stated Environmental Health monitored the environmental impacts of septic tanks.

26-0006 The Board is requested to Approve and Authorize the Manager to Execute four (4) Lease Agreements for the County-owned Shoppes of Hope Valley Shopping Center, Pending Approval from the County Attorney's Office.

Commissioner Burton inquired about the price per square foot charged for the rental properties; asking if it was market rate. David Fleisher, Real Estate Officer, stated that the Shoppes of Hope Valley was rented for \$20.00 per square foot and that rate was market value.

Commissioner Jacobs asked who was responsible for maintaining the parking lot and the sidewalk for Shoppes of Hope Valley. Mr. Fleisher stated Trademark, a property management company, managed the property and were responsible for general maintenance.

There were no questions regarding the items below:

25-0592 Approval of Budget Ordinance Amendment No. 26BCC042 Appropriating \$65,000 of Lebanon Fire Tax District Fund Balance and Increasing the Distribution to Lebanon Fire Department for the Purchase of a Response Vehicle

26-0001 Approval of Capital Project Amendment No.26CPA014 and Budget Ordinance Amendment No. 26BCC045 Appropriating \$150,107.33 of Debt Service Fund Fund Balance and Transferring the Funding to the PAYGO Fund to Support Increases to the New Lincoln Community Health Center Building Modernization Upgrades Capital Project (4730DC167)

26-0003 The Board is requested to Award Contract to Taplin Group, LLC. for Manhole and Sewer Line Inspection Services for the Durham County Utilities Division in the Amount of \$223,703

26-0009 The Board is requested to Authorize the County Manager to Enter into a Contract with Brady Trane Services, Inc., DBA Icon Boiler, Inc in the Amount of \$503,423.37 for the Purposes of Replacing Two Steam Boilers at the Durham County Detention Center with Funding Being Provided and the Authority to Approve any Amendments and/or Change Orders to the Contract as long as Funding is Available in the CIP Programming for Ongoing HVAC Replacements and Upgrades (4190DC076).

Discussion Items

Suspend the Rules to Authorize the County Manager to Execute Lease Agreement for OES Fleet Maintenance Facility.

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

Commissioner Burton moved, seconded by Vice-Chair Allam, to suspend the rules.

The motion carried unanimously.

Chair Dr. Lee entertained a motion for approval.

Commissioner Jacobs moved, seconded by Vice-Chair Allam, to authorize the County Manager to Execute Lease Agreement for OES Fleet Maintenance Facility.

Child Welfare System Roles and Responsibilities Report

Maggie Clapp, Director of Social Services, presented a report on the Fundamentals of the Abuse/Neglect, and Dependency Court and the operational structure of the Durham County Child Welfare System.

The Board was informed that the Durham County Child Welfare System operated as a State supervised, County administered entity. While the State determined policies based on Federal and State law, Durham County Social Services (DSS) was responsible for administration. Funding was provided through a combination of Federal and State sources.

DSS received and assessed reports of abuse, neglect, and dependency. DSS conducted Child Protective Services (CPS) assessments, filed court petitions, and implemented court orders. It was noted that while DSS made recommendations to the District Court, the agency did not have legal authority to make final legal decisions. District Court held legal authority to determine instances of abuse, neglect, or dependency. The Court was responsible for making final decisions regarding custody and placement.

The Board of County Commissioners (BOCC) was responsible for providing governance, approving and allocating budgets, ensuring adequate staffing and infrastructure, and receiving performance and compliance reports. The BOCC was legally prohibited from intervening in individual cases.

Ms. Clapp stated that DSS had a new State intake system called PathNC, that Counties were mandated to use. PathNC brought consistency and a more streamlined CPS screening process throughout the 100 Counties in North Carolina. Social Workers used PathNC to question the person making the neglect or abuse report.

The Board inquired what the timeline from intake to court involvement for CPS cases. He also asked after a legal decision was made how long the children were in custody of DSS. Director Clapp stated that the State of North Carolinas policy was 45 days from the intake phone call to the end of the investigation. The courts determined how long children remain in the care of DSS; however, it could take up to two (2) years or longer depending on the case.

The Board thanked Director Clapp and her team for all of their hard work and dedication with the families and children involved in the DSS system.

Directive

- The Board requested data from PathNC

Downtown Durham, Inc. Blueprint Presentation

The Board received a report on the Downtown Durham, Inc. Blueprint 2035 project from Nicole Thompson, President and CEO of Downtown Durham, Inc.

The Downtown Durham Blueprint details a plan on how Downtown Durham would preserve its unique character that supported continued growth and vibrancy. It included a shared vision, seven targeted goals that each highlighted deliberate strategies which were further defined through implementable actions. Additionally, the Downtown Durham Blueprint provided a detailed implementation matrix that identified key partners, in progress projects, early action projects, and longer-term projects.

The Board expressed their support of the plan yet questioned why they were not asked to adopt the blueprint considering the County was a huge stakeholder in Downtown Durham. Manager Hager stated the presentation was intended to start dialog with the Board and to determine how Durham County would formally adopt the Downtown Durham, Inc. Blueprint plan.

The Board inquired about the County's work from home policy; noting staff that worked remotely limited spending at downtown businesses.

Manager Hager stated that on average 65% of staff were in the office four days out of the week; however, it varied by department.

The Board thanked Ms. Thompson for her leadership and work on the Downtown Durham, Inc. Blueprint project.

FY2026-27 Durham Annual Transit Work Program Presentation

Brandi Minor, Senior Administrator, shared a presentation on the Durham Transit Plan Annual Work Program Overview which included a budget for FY2026-2027.

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 Board of County Commissioners and GoTriangle Board of Trustees.

Curtis Scarpignato, Transportation Planner, gave a brief overview of the Quick and Reliable Regional Transportation Connections and the Durham Bus Rapid Transit Vision Plan.

Ellen Beckmann, Transportation Director, stated funding would continue to fulfill all existing Work Program and future Transit Plan commitments. She added funding the new major capital or operating cost requests would not be accommodated unless future Capital Improvement Plan (CIP) and Multi Year Operating Program (MYOP) projects, including Bus Rapid Transit, are canceled, reduced, or delayed due to the increase in projected sales tax revenue.

Commissioner Jacobs stated she was opposed to changing the current Transit Plan and she also noted that Durham County gave additional revenue to GoTriangle since passing the sales tax referendum. She also questioned what the funding contribution from the City of Durham was.

Commissioner Valentine stated his opposition to any Amendments to the existing Transit Plan.

Vice-Chair Allam stated she was also opposed to changing the current Transit Plan.

Directive

- The Board requested further discussion of an additional Transit Tax Amendment.

Ordinance - TC2500002: RV Parking Amendment

Scott Whiteman, Senior Planning Manager, shared a presentation on Text Amendment TC2500002. This was a staff-initiated request that would amend Section 10.2.3, Vehicle Parking and Uses, of the Unified Development Ordinance (UDO), that allowed flexibility for RV parking in residential zoning districts.

The Board reviewed and provided comments on the proposed Unified Development Ordinance text amendment.

Ordinance - New Unified Development Ordinance (UDO) Update

Bo Dobrzenski, Assistant Planning Director, gave a detailed presentation of the new Unified Development Ordinance (UDO) that was intended to be an important tool for the implementation of the 2023 Durham Comprehensive Plan. This draft was produced by Code Studio and a team of technical consultants. Planning and Development Department staff lead the community-wide engagement and T.G. Allen and Associates managed the Engagement Ambassadors' Program for the project. Staff, Code Studio, and T.G. Allen and Associates worked collaboratively through three phases of engagement over the last 18 months that shared proposed UDO content with residents for their feedback. Mr. Dobrzenski provided projected background and an overview of the content to date, that included proposed policy shifts from the existing ordinance and highlighted engagement results.

The Board questioned the addition of block perimeter for sites that were 10 acres or greater outside of the Urban Growth Boundary; specifically for family-owned land and farms. Mr. Dobrzenski stated farms were not subdivided and the rule would not be applied to those qualified properties.

The Board reviewed and provided comments on the proposed New Unified Development Ordinance project and congratulated and thanked staff for all of their incredible work.

Update on Durham County Homeless Day Shelter and Services Program RFP and Intent to Award Contract to Urban Ministries of Durham

The Board received an update on the Durham County Homeless Day Shelter and Services Program from Samantha Smith, Management Analyst. This update highlighted background information, components of Day Shelter Recommendations, Durham County's Day shelter and Services Center RFP and the Intent to Award.

Ms. Smith notified the Board of the intent to award Urban Ministries of Durham with a contract for provision of a Day Shelter and Services Center in Durham County. The County Manager's Office worked with Urban Ministries of Durham to finalize the Scope of Work and Program Budget.

The Board thanked Ms. Smith for the presentation and overview of the process.

Directive

- Staff to give historical and future data collection to the Board.

Redwood Convenience Site Renovation Update

Board received an update on improvements to the Redwood Convenience Center Site from Chrissie Koroivui, Solid Waste Program Manager.

Ms. Koroivui stated that Redwood solid waste was a drop-off facility that served residents in Durham County's unincorporated eastern area, that accepted solid waste, yard waste, furniture, appliances, textiles, special waste, and recyclables, that included paper, plastics, metals, and glass. Constructed more than 30 years ago, the existing site no longer met current operational standards for traffic circulation, stormwater management, and public safety.

Ms. Koroivui added since the original 2023 cost estimate, inflation and other market factors significantly increased the cost of steel, concrete, electrical, and manufactured components. Additional revisions were also required to meet NCDOT and City-County Planning requirements for site access, stormwater improvements, and driveway reconfiguration along Electra Road. The existing budget for this project of \$4,067,818.00 would come from a County Contribution of \$754,618, that was used for planning and design, and \$3,313,200.00 from the U.S. Environmental Protection Agency's Solid Waste Infrastructure for Recycling (SWIFR) Grant. An additional \$1,688,697 was due to increased project costs bringing the new budget total to \$5,756,515.

The Board expressed support for the Redwood Convenience Site Renovation and thanked the General Service Department for their work on the project.

Adjournment

Commissioner Valentine moved, seconded by Vice Chair Allam, to adjourn the Work Session meeting at 3:19 p.m.

The motion carried unanimously.

Respectfully submitted,



Georgina Nicole Moreno
Administrative Assistant