

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

Thursday, March 7, 2019

9:00 A.M. Worksession

MINUTES

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

Present: Chair Wendy Jacobs, Vice Chair James Hill and Commissioners Heidi Carter,
Brenda Howerton and Ellen Reckhow

Presider: Chair Wendy Jacobs

Citizen Comments

The Board of County Commissioners provided a 30-minute comment period to allow Durham County citizens an opportunity to speak. Citizens were requested to refrain from addressing issues related to personnel matters.

Philip H. Post presented a petition to the Board signed by 162 households in Durham requesting:

- 1) "Retain a third-party consultant to do a thorough, independent review of GoTriangle's February 2019 financial plan (including its most recent plan to build tunnels and overpasses in downtown Durham) and the plan's impact on Durham County's budget and financial stability. We respectfully request that the study include an objective analysis of the financial risks, expected shortfalls, delays in private funding, construction cost overruns, pending lawsuits, and other risk factors.
- 2) Adopt a spending cap, including a cap on debt, that Durham County will commit to the project, similar to the cap adopted by Orange County.
- 3) Refuse to commit any additional Durham County taxpayers' dollars to cover project contingencies or shortfalls in private funding."

John Flora discussed the Confederate monument and advocated for it to be put back.

James Ward wanted the Board to have the Confederate statue, or a reasonably priced facsimile, replaced on its base.

John Tarantino, founder of Durham Satire, performed a musical selection and made a complaint about a driver for GoDurham who was driving recklessly.

George Roberson requested that the Board not replace the Confederate monument.

Consent Agenda

The Board was requested to review Consent Agenda items for the March Regular Session meetings. The following consent agenda items were reviewed:

19-0095 Award of Contract to DeWhit Facility Services for Regular Janitorial Services at the Durham County Administration II Facility

Discussion was had regarding the cost per square foot for janitorial services and the problems that General Services faced when attempting to have maintenance or janitorial work done in-house instead of contracting—this was in an effort to ensure that janitorial staff made living wages and had benefits.

Directives:

- Motiryo Keambiroiro, Director of General Services, to provide the Board, via email, with a chart of all the companies that applied and what they were paying their staff (if the information was voluntarily provided).
- Staff to research whether the County could enforce how much contractors paid their subcontractors and provide the Board with information.

19-0103 Approval of the Purchase of Goods contract(s) with various vendors for the Private Office, Conference and miscellaneous furnishings from the U.S. Communities/GSA and/or NC State Contracts Buying Programs for the 7th floor Upfit of the Durham County Administrative II Building Renovation (former Judicial Building) Project No.: 4730DC073

Discussion was had regarding the purchasing of new furniture. Staff was encouraged to repurpose as much furniture as possible, sell what they could, and practice restraint when purchasing new furniture.

There were no comments made for the items below:

19-0031 Award of the On-Call Machinery and Repair Services for Durham County Triangle Wastewater Treatment Plant (RFP 19-013) contract to Dixie Electro Mechanical Services, Inc. and Holland Industrial Services, Inc.

19-0071 Board of Elections Voting Equipment Replacement Request

19-0080 Budget Ordinance Amendment No. 19BCC000039 to Recognize \$1,000 from the NC Department of Health and Human Services (Division of Public Health)

19-0081 Capital Project Amendment No. 19CPA000013- Closing one lottery funded Capital Project and returning unspent funds to Durham County's PSBCF account with NCDPI

19-0091 Request to Award Contract for Sole Source Purchase of 10 Bomb Suit and Helmet Protective ensemble

19-0100 Interlocal Agreement Between Durham County and the City of Durham for Conveyance of County Surplus Property for Affordable Housing

19-0106 Award of Contract for Track Resurfacing at Durham County Memorial Stadium (RFP 19-019)

19-0107 Budget Ordinance Amendment 19BCC000040 - Durham County Sheriff's Office Acceptance of \$50,000.00 in 2017 Homeland Security Grant Program (HSGP)

19-0109 Request to Award Contract for Sole Source Purchase of a Portable X-Ray System from SharpLogixx, LLC DBA SmartRayVision

Discussion Items

19-0094 Informational Item: Patterson Place Compact Suburban Design (CSD) District Text Amendment and Zoning Map Change (TC1800009 and Z1800030) and Patterson Place Future Street Network

Lisa Miller, AICP, Senior Planner, presented the Board with a report on the Patterson Place Compact Suburban Design (CSD) District Text Amendment (TC1800009), Zoning Map Change (Z1800030), and Patterson Place Future Street Network.

The proposed text amendment (TC1800009) incorporated standards for a new Compact Suburban Design (CSD) District into the Unified Development Ordinance, the proposed zoning map change (Z1800030) applied those Compact Suburban Design District regulations to the Patterson Place Compact Neighborhood Tier (approximately 603 acres) and assigned all properties with the CSD District to one of three sub-districts (-Core, -Support 1, or -Support 2), and the Patterson Place Future Street Network established the vision for roadway connectivity in the Compact Neighborhood.

Patrick Young, AICP, Planning Director, and Scott Whiteman, AICP, Planning Supervisor, discussed the alternative transportation systems that could be used in this area if the Light-Rail project was not constructed.

Ms. Miller was asked to provide the Board with information regarding the possibility of fitting in a bus rapid transit (BRT) lane if it was needed—the US 15-501 Corridor Study was to be completed in June.

Ms. Miller answered questions the Board posed regarding fitting in bicycle lanes, how the area would be incrementally converted into a walkable, pedestrian-friendly location, who would be responsible for the walkable streets and whether the modifications would change due to the Light Rail.

Mr. Young was asked to provide the Board with information regarding how much effort and resources the City and County staff put into land use planning as well as a cost amount, if possible. He stated that staff was working to develop a highly accurate estimate, but it was roughly 20 years to develop a model that had a significant focus on light-rail transit areas.

The Board noted that Durham City and County had been one of the most proactive places in the country in terms of front-loading the land use that would be appropriate around transit stations well in advance of the construction and doing planning that prioritized affordable housing.

The Board requested that a discussion about this be added to the agenda for the Joint City-County Committee meeting scheduled for Tuesday, March 12th.

Directives:

- **Lisa Miller, AICP, Senior Planner, to provide the Board with information regarding the possibility of fitting in a bus rapid transit (BRT) lane if it was needed—the US 15-501 Corridor Study was to be completed in June.**
- **Mr. Young to provide the Board with information regarding how much effort and resources the City and County staff put into land use planning and a cost amount if possible.**
- **Staff to add a discussion about this item be added to the agenda for the Joint City-County Committee meeting scheduled for Tuesday, March 12th.**

19-0086 Continued Discussion of Elements of Durham Pre-K Expansion

The Board received additional information on Durham Pre-K Expansion from staff and from Child Care Services Association (CCSA). The Board received a quarterly report on the expansion of locally-funded, high-quality Pre-K in Durham at the Monday, February 4th Work Session. There were additional questions on the sliding-scale fee schedule, the teacher pay, and center reimbursement plans for Durham Pre-K. The Board requested that CCSA staff, who were managing the Durham Pre-K expansion on behalf of Durham County, return to the following Work Session with additional information on these topics.

Linda Chappel, Senior VP at CCSA, was asked to provide Deborah Craig-Ray, General Manager, and the Board with a copy of the press release published by CCSA titled “Five Pre-K Classrooms Selected in Durham PreK Expansion.”

Ms. Chappel reviewed the Durham Pre-K goals, expanded application process, developmental screenings and placements, eligibility, cost and sliding scale, lead teacher salary and supplement schedule, teacher assistant salary and benefits, and the standards for high-quality programs.

Ms. Chappel was requested to submit the turnover numbers from the previous year to the Board.

Ms. Chappel discussed how engagement and outreach was occurring, if there were any contact points, and which community partners were participating. She stated that she would send the Board an outreach document that gave detailed information.

Ms. Chappel addressed the Board’s questions and concerns regarding the sliding scale cost for families and the teacher salaries. There was some concern about paying the teachers at the Durham Public Schools (DPS) pay scale in addition to the local supplement. Ms. Chappel explained that this was to pay the teachers what they deserved and followed Mecklenburg County’s model exactly.

Commissioner Howerton left the Work Session to attend another meeting.

The Board requested that Ms. Craig-Ray have Ms. Chappel participate on *In Touch with Durham*.

Regarding future changes to the tiered system in the sliding scale, the Board suggested going from the 7% at 350% Federal Poverty Level (FPL) to 10% at 350% FPL.

Directives:

- **Linda Chappel, Senior VP at CCSA, to provide General Manager Deborah Craig-Ray and the Board with a copy of the press release published by CCSA titled “Five Pre-K Classrooms Selected in Durham PreK Expansion.”**
- **Ms. Chappel to provide the Board with the turnover numbers from the previous year.**
- **Ms. Chappel to provide the Board with an outreach document that gave detailed information regarding engagement and outreach, contact points, and which community partners were participating.**
- **Ms. Craig-Ray to feature Ms. Chappel on *In Touch with Durham*.**

19-0088 Discussion of Contribution to Feasibility Study for DPS Central Kitchen

Linden Thayer, Ph.D., and Beth Katz, Ph.D. from the Food Insight Group (FIG) and Jim Keaten, Director of Child Nutrition for Durham Public Schools (DPS), provided the Board with additional information regarding the proposal for a feasibility study for a DPS Central Kitchen. Durham stakeholders were engaged in conversations about the ways in which a DPS Central Kitchen could serve a number of important needs in the community, including serving healthier, tastier food in school cafeterias, supporting the local food economy, and addressing poverty and food insecurity in a number of other ways.

There was a video shown that detailed Durham Bowls, a project that paired cafeteria managers from Durham elementary schools with professional chefs to create new recipes using ingredients and guidelines that comply with school nutrition standards.

The Board requested that elected officials be invited to participate and eat at the next Durham Bowls event. Mr. Keaten stated that the next event would serve the Big Dipper Chicken Bowl and was scheduled to take place on Thursday, March 21st.

Dr. Thayer stated that the plan to pay for the feasibility study would include each of the five partners—DPS, Durham County, City of Durham, Duke, and Blue Cross and Blue Shield of North Carolina—to fund a fifth of the cost, which was \$24,000. Not all partners had made a final commitment to do this yet. Drew Cummings, Chief of Staff, added that if the Board decided to support the idea, they would write a contingency letter stating that they were willing to provide their portion of \$24,000 if all other partners were willing to contribute their portion.

After some questions regarding Good Agricultural Practices (GAP) Certified farms in Durham, Mr. Cummings stated that he would get an update from the Durham Soil and Water Conservation District.

The Board consensus was in favor of the contingency letter.

Directives:

- **Chair Jacobs recommended that Dr. Thayer reach out to Commissioner Howerton to fill her in.**
- **Drew Cummings to check in with Durham Soil and Water Conservation District regarding the progress of farms becoming GAP Certified.**

19-0087 Discussion of 2018 Resident Survey Results

This was the fourth year that the City and County partnered on a joint City-County resident Survey. The survey was contracted out to ETC Institute of Olathe, Kansas, and was completed in the latter portion of 2018. In addition to the survey report, some multi-year trendline visualizations were presented. General Managers and departmental staff with key sections of the report were available to respond to questions about their data.

Data relating to Durham Public Schools (DPS) was shared with the DPS administration. Both they and City and County departments were given the opportunity each year to offer feedback on the questions asked and propose changes in order to continue to receive valuable feedback from a statistically valid sample of the City and County population.

Ryan Murray, Project Manager at the ETC Institute, presented the Resident Survey findings to the Board. The major findings were:

- 1) Residents have a positive perception of the County
- 2) Residents in all areas of the County are satisfied with the overall quality of County services
- 3) Overall satisfaction ratings have increased since 2017
- 4) Satisfaction ratings for Durham County are generally higher than other large communities
- 5) Top five community priorities were: quality of public schools; overall maintenance of City streets; ease of travel within Durham; quality of police protection; and quality of public transit system (GoDurham).

It was noted that the trend for people's satisfaction with transportation in Durham was declining.

The Board discussed the County's website and its lack of intuitiveness.

There were concerns raised about the Board not receiving requested data (such as benchmark data) from the 911 service. General Manager Jodi Miller stated that the reason for the delayed response was due to staff vetting the data as it was not very accurate. She planned to follow-up again and noted that the benchmarking information would be included in budget discussions later in the spring.

Discussion was had regarding the inclusion of a question on the survey that asked citizens about paying higher taxes for better mobility options or asking which service they would be willing to pay higher taxes for. Further, the Board and staff discussed the different methods that staff could use to receive more detailed feedback from citizens regarding County services.

Mr. Cummings stated that there would be visual data from the survey results available within the next few weeks.

19-0102 County Property Assessment Factors

Following a presentation of County-owned Properties at the November 5, 2018 Work Session, the Board had a follow-up discussion at the November 27, 2018 Board retreat in which Commissioners shared their thoughts regarding their review considerations of County-owned properties that were underutilized, vacant, or presented an opportunity for higher priority uses.

The Property Assessment Template highlighted information the Board could consider when reviewing County-owned properties for alternative uses. At the direction of the Board, and as

each parcel was considered, the Property Assessment would be returned to a future Work Session for discussion and direction to the staff. Rather than being a comprehensive analysis of each parcel, this tool was intended to provide a framework for preliminary discussion and a basis for directing the further evaluation of those factors that were most relevant to each parcel.

Jane Korest, Open Space and Real Estate Division Manager presented the Board with a presentation on the County Property Assessment Factors to be used when analyzing County-owned properties. Regarding the Assessment Factor titled Human Capital/Inclusiveness, the Board provided staff with information regarding how it could be evaluated. Suggestions included looking at how a property could be used to support County priorities or community benefits that were prioritized in the Strategic Plan.

The Board was provided with a sample Property Assessment of 907 East Main Street. Staff sought feedback from the Board so that any refinements needed could be incorporated. Commissioner Reckhow felt that the County should be fairly compensated for high-value properties rather than giving them away to the City. The Board also discussed the possibility of hiring a consultant to provide a comprehensive look at the six (6) parcels discussed at the retreat in November. The six properties were 907 East Main Street, 315 Holland Street, 706 Rigsbee Avenue, 120 E Parrish Street, 101 E Morgan Street, and 220 E Main Street.

The Board was eager to have the plan drafted as soon as possible.

19-0090 Commissioner Directives Follow-Up

Board directives from previous meetings and staff follow-up were reviewed. Staff strived to have all directives inputted into the system accurately and soon after they were issued and to follow-up with the Board and/or with other relevant parties in an appropriate time frame.

Adjournment

Commissioner Reckhow moved, seconded by Vice Chair Hill, that the meeting be adjourned.

The motion carried unanimously.

The meeting adjourned at 2:59 p.m.

Respectfully submitted,



Tania De Los Santos
Administrative Assistant