

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

Monday, November 24, 2025

7:00 P.M. Regular Session

MINUTES

Place: Commissioners' Chambers, Second Floor, Durham County Government Administrative Complex, 200 East Main Street, Durham, North Carolina

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

Presider: Chair Nida Allam

Zoom Hybrid
Participants: 5

Regular Session – 7:00 PM

Opening of Regular Session - Pledge of Allegiance

Other Business

25-0609 2025 State of the County Address

Delivered by the Board

Chair Allam

"Good evening to my fellow Commissioners, County Manager Hager, Durham County staff, special guests, my fellow citizens, those who are in the chambers and watching us virtually. I have the distinct honor of presenting my first annual State of the Durham County Address.

Before I go any further tonight, I need to speak from a very personal place about what we all witnessed last week. We saw ICE and CBP show up in our community — masked, heavily armed, unannounced, and with the clear intention of terrorizing people. And I'll be honest: as someone who grew up in an immigrant family, as a Muslim targeted by surveillance, it hit me hard to see our neighbors go through that here, in our home.

But here's what stood out even more than their presence: the way Durham responded. I saw people checking on each other. I saw parents looking out for kids who weren't their own. I saw neighbors opening their doors, offering rides, delivering food sharing information, and refusing to let anyone face that fear alone.

That's who we are. Durham keeps each other safe — not through intimidation or force, but through care, through community, through love.

Durham welcomes everyone. No administration, no agency, no intimidation tactic is going to change that. They can try to sow fear, but it won't work here. Not in this community. Not with these people.

We take care of our own. And as long as I have the privilege of serving you, I'll stand with you every single time.

Permit me to take a point of personal privilege to introduce my fellow Board members.

We have 3 new Board members who assumed office in December and are participating in their first State of The County Address. As I call your name, please stand and remain standing.

Dr. Mike Lee, who is our Vice Chair, Commissioner Michelle Burton and Commissioner Stephen Valentine.

And rounding out our Board is our longest serving Commissioner Wendy Jacobs ...who is also a former Chair of this body. Please join me in a round of applause for our commissioners.

I am sincerely honored to serve with this outstanding group of elected officials! Together we work collaboratively for you, and know that we appreciate your support and yes, your input!

Thank you, Commissioners, You may be seated....

As we have worked to be a collaborative board this year, I want to tell you that this speech will be presented by each member of the Board. Following my initial remarks, you will in turn hear from Dr. Lee, Commissioner Burton, Commissioner Valentine and Commissioner Jacobs, before I wrap us up.

I'd also like to recognize our County Manager Claudia Hager, who is celebrating completing one year since her appointment as our County Manager! Congratulations Manager Hager! And this is her first State of the County as our Manager. Her extensive career path includes work in local government, higher education, working with the North Carolina Partnership for Children, state government and of course 14 great years at Durham County.

Assisting Manager Hager are Deputy County Manager Maurice Jones, Assistant County Managers Joanne Pierce and Dwane Brinson and a talented group of award-winning department heads.

As we announced prior to this event, we asked attendees to bring in food items that can be shared with our community members who have been impacted by the interruption of SNAP benefits.

Thankfully, the record setting 43-day government shutdown is over, and benefits are again being offered. But the impact of SNAP recipients being concerned about how to sustain their families remains. I salute the amazing team led by Maggie Clapp at Durham County Department of Social Services, our amazing County Manager and City Manager, our colleagues across Durham County Government and the City of Durham and our valued partners at Lincoln Community Health Center for coming together to make our food drive during a time of crisis with SNAP benefits in peril a tremendous success.

I have learned that we were able to bag 688 bags of food, which went directly to individuals and families across Durham who need extra support this season.

In addition, Durham County DSS provided over \$6,000 in food cards to 49 seniors at the Durham Center for Senior Life, ensuring they have the resources they need heading into the holidays.

Thanks to everyone who brought food to donate this evening as requested. Know that our staff will ensure that the items are collected, bagged and make their way to the most appropriate locations throughout Durham County. Tonight, we are all very proud of the compassion, coordination, and dedication shown by everyone involved. Certainly, Durham takes care of its own!

I plan to take just a few moments this evening reflecting on our remarkable achievements over the past year. But while that is important, it is also critical that you hear some of the unprecedented challenges that face us at this time, and how our board will work collaboratively and effectively to continue to address our county's priorities going forward.

Durham County continues its long-standing reputation for receiving multiple national awards from the National Association of Counties, or NACO. At the annual conference in Philadelphia this summer, Durham County received 7 Achievement Awards for various programs. Achievement Awards honor innovative, effective county government programs that strengthen services for residents.

Our Award-Winning Programs and Initiatives included several departments:

- *Durham County Library for **The African American Legacy in Gardening and Horticulture Symposium***
- *Information Services & Technology and Department of Social Services for **Durham County Social Services Case Management Modernization***
- *Information Services & Technology for **Durham County Duke Fiber Implementation***
- *Board of Elections and Information Services & Technology for **Durham County DCo Votes Application***
- *Board of Elections for **Durham County Voter Experience Survey***
- *Durham County Manager's Office for the **DCo Forward 2029 Strategic Plan***
- *Information Services & Technology and Public Information Office for our **Durham County Government Public Facing Website Modernization Program***

Congratulations on these innovative award-winning programs! We look forward to even more new ideas for 2026!

As one of our most important tools, let's just take a moment to emphasize our new website that was launched this summer. Visitors will notice simplified navigation of the website. There is much-improved functionality on desktop and mobile devices, and useful online services. Additional attributes include enhanced user experience, improved functionality,

stronger search features, better security and a ChatBot. Users will also notice that they are able to find information more quickly.

Vice Chair Dr. Lee

Durham County's employees continued to receive numerous awards and recognition during the year for their extraordinary public service skills and abilities.

Public Health's Bria Miller was selected by the de Beaumont Foundation as a member of its 40 Under 40 in Public Health Class of 2025.

Director of Elections Derek Bowens received the 2025 Lifetime Achievement Award from the National Association of Election Officials

Register of Deeds Sharon A Davis was appointed to serve on the Disaster Preparedness Committee for the North Carolina Association of Register of Deeds.

Assistant Register of Deeds Karen Perry was named President of the International Association of Government Officials

Our Director of Business Innovation and Outreach, Tammie Hall, made history as the first woman elected Chair of the Raleigh-Durham International Airport Authority. She also received a Lifetime Achievement Award from the Triangle Business Journal.

Community Intervention and Support Services Director Krystal Harris was appointed to Governor Josh Stein's NC Gang Prevention & Intervention Taskforce.

Santos Flores received the Milton Thrasher Award, an international recognition presented by the National Gang Crime Research Center (NGCRC) for outstanding contributions in research, scholarship, service, leadership, and other related accomplishments in dealing with public safety issues posed by gangs.

Director of Community Partnerships and Engagement, Shannon Trapp received the Young Alumni Award from Shaw University.

Matt Filter, Economic Development Manager, was named "40 Under 40" by the Triangle Business Journal.

Soil and Water Director Eddie Culberson was inducted into the Durham County Agricultural Heritage Hall of Fame

Soil and Water Senior Administrative Officer Lisa Marochak was elected President of the NC District Employee Association

Veteran Service Officer and Navy Veteran Hellen Juarez-Ruiz received the 2025 NC Outstanding Combat Female Veterans Award.

Let's give them all a round of applause.

Commissioner Burton

Many of our departments made significant accomplishments in this year as well. Our Soil and Water Conservation District celebrated its 60th Anniversary! Congratulations!

The Board of Elections received the Clearie Award for Distinguished Voter Education and Communications by the 2025 United States Election Assistance Commission

Elections also received the 2025 Civic Engagement Award from North Carolina Association of County Commissioners for its DCo Votes Mobile Application

Our Transportation Department worked on the acquisition of the Durham-to-Roxboro Rail Trail Corridor and the development of the planning study. Employees also initiated the Durham Bus Rapid Transit Vision Plan along with supporting the City's Central Durham Bus Rapid Transit corridor through the Durham County Transit Plan.

Our Durham County Office of the Sheriff reported a significant reduction in crime for the first six months of 2025, totaling a 26 percent decrease.

Durham County Veteran Services hosted their first Women Veterans Recognition Day Celebration in June which will now become an annual event to spotlight the significance of female veterans and their exemplary service in our nation's military.

Our Tax Department led this year's re-valuation process. This is our first re-valuation since 2019. I want to thank Tax Administrator Keyar Doyle and his staff for the tremendous work they performed to manage this challenging process. Keyar spoke to countless individual residents, and at community events across the county, appeared on local news media and even shared an informational series on social media to help taxpayers understand all phases of the Tax Re-valuation operation.

And just last week, our Economic Development Department helped to secure the significant expansion of two important companies in Durham – Novartis and Aspida. Combined, those two organizations will invest nearly \$570 million in the County and create nearly 1,300 new jobs for Durham over several years.

I am so proud of the innovative, cutting-edge work done by these and all our departments during this year.

Commissioner Jacobs

As a new Board this was our first year working together to create a budget for Durham County. As is often said, a budget is more than a financial document. This budget focused on supporting education, funding public safety needs related to population growth, and maintaining the County's core services.

As I and my fellow commissioners often say, "Budgets are not just numbers on a page; they are moral documents. They are declarations of what we value, what we stand for, and who we care for. At their best, they are also documents of love, expressions of a deep commitment to our community.

I am so proud that our new Board worked together to unanimously approve a budget document, at a time when so many changes at the state and federal level were in our view.

Let me quickly share a few key points from our approved budget.

Our Durham County approved budget is One point Oh Four Billion dollars. The budget continued to demonstrate the Board's support for education. The largest amount of the Board's increase provided \$15.93 million in additional funding for Durham Public Schools,

making the total funding \$224.5 Million dollars. Durham County remains among the top five jurisdictions in per capita funding per student, a designation the county has sustained for many decades. Pre-K support included annual funding of nearly 9 million dollars. Durham Technical Community College Funding received \$12.6 million dollars.

Certainly, in our ever-growing county, the needs were great, but I am happy to report that our departments worked to analyze their budgets to ensure that we were able to provide additional services without a significant tax increase. Overall, a hiring freeze was put in place except for a few areas. Priority was given to public safety services and law enforcement. Twelve new positions were placed in Emergency Medical Services to respond to increased call volume in the County and to supplement peak staffing.

Five New positions were added in the Office of the Sheriff to support increased coverage in the Research Triangle Park Area.

And with the recent opening of the New Youth Home 8.5 new positions were added to enhance programming and increased capacity of the new facility.

As we are preparing to create a budget for the coming year, our County Manager recently reminded us that we are facing significant headwinds. Certainly, as we still don't have a budget approved by the state and the federal budget picture is unknown, we must prepare to address various scenarios.

I mentioned very strong headwinds and here are a few of them.

Revenue pressures and expenditure demands are converging.

American Rescue Plan Act funds are expiring and backfill will be required.

We are seeing stagnating Revenue Growth.

Capital Planning continues.

State and Federal Policy Shifts.

Commissioner Valentine

As we move forward, thoughtful planning and collaboration are essential in the coming months. Our departments must continue to control spending and maximize revenue. We must continue analysis of employee benefits costs that are rising at elevated rates. We continue to review the role of inflation which is driving increased baseline expenditures, utilities, fuel and other essential costs. I am so grateful that Manager Hager and her team are strategically working on these issues to provide our Board with the best information to make wise financial decisions in the new budget year.

*You may recall that the voters approved a significant Bond Referendum in 2022, and I am happy to report that we continue to celebrate the progress of those projects. That referendum consisted of **\$550.2 million dollars** to support capital projects for **Durham Technical Community College, Durham Public Schools and the Museum of Life and Science.***

On October 28, our County Commissioners, Durham Technical Community College, health care partners, and local leaders came together to officially break ground on an 80,000-square-foot Health Sciences building. During the event it was noted that the new Health Sciences Building represents exactly what makes our community special - we invest in

people, in education, and in care." Durham Tech received \$112 million for this facility. This center will support training of healthcare students for nursing, surgical technology, respiratory therapy, clinical research and more.

Just last week, we came together to celebrate the "Topping Out Ceremony" for the new Durham School of the Arts. Durham Public Schools received \$423 million in bond funds to build new and improve existing facilities. This \$200 million dollar project replaces the current 100-year-old school and will feature a state-of-the-art environment and technology for our students to enjoy. The new Durham School of the Arts is scheduled to open to students in 2027.

The Museum of Life and Science received \$13.9 million dollars to support repairs, renovations, and expansion of the beloved facility. If you have visited the Museum since the spring of this year, you will have noticed that large portions of the first floor have been temporarily closed to make way for the new exhibits that will delight visitors for years to come.

While not a bond project, I must mention a significant capital project that we officially opened on Friday morning....300 East Main, also called the Renegade. This public-private partnership is an exciting multi-phase mixed-income housing project, that has transformed redevelopment in the heart of downtown Durham. 300 E Main Street is a mix of affordable and market-rate housing, ground-floor commercial space, and structured parking and a Pre-K/childcare center. Please make plans to visit soon. And next spring, we will open a similar companion project at 500 E. Main Street.

Chair Allam

There is no question that these are challenging times...indeed a period of uncertainty. As a major government in our state, we must continue to stay in touch with all our public entities to ensure that we are working collaboratively, efficiently and effectively as we provide services. I am happy to share that this year, our City, Durham Public Schools and Durham County are now meeting regularly to examine all that we do and to seek ways to strategically plan for whatever comes from Raleigh and Washington to ensure that our community continues to succeed. Durham County is a Triple A Bond rated local government – One of only 110 counties in the Country to receive this designation from two different rating agencies --- and we will continue to manage our public dollars accordingly.

As we look ahead, we know that we are living in perilous times, and the future is uncertain. But I am confident that our Board of Commissioners and our staff are committed to solving any situations that are currently before us, as well as those that may emerge in the future.

The people of Durham County deserve no less than our best professional efforts. We will remain resolute, determined, insightful, focused and resilient during these times. We must bring this spirit to any challenge we encounter.

We will work to ensure that our priorities and services are top of mind, and that we will do all that we can to bring our collective energy and resources to bear to take care of our community.

We appreciate your attention this evening. We encourage you to follow our work on your behalf. Subscribe to our news, follow us on social media, attend our meetings, or view our meetings on YouTube. At the end of the day, remember we work for you!

Thank you!

Agenda Adjustments

Vice Chair Dr. Lee moved, seconded by Commissioner Burton, to approve the agenda.

The motion carried unanimously.

Announcements

Monica Wallace, Clerk to the Board read the following announcements:

1. **Durham County to Observe Thanksgiving Holiday** – Most Durham County Government offices will be closed for the Thanksgiving Holiday on Thursday, November 27 and Friday, November 28. All offices will reopen with normal hours on Monday, December 1. For information on how this will impact certain services, visit www.dconc.gov.
2. **Facilitators/Organizations Needs to Lead Invest Forward** – Forward Cities is looking for skilled facilitators or entrepreneurial support organizations to lead the upcoming Invest Forward cohort program in Durham, launching early 2026. This initiative includes two tracks: a Start Up Track for early-stage founders guided by the Kauffman Foundation FastTrac curriculum, and an Accelerator Track for growth-stage businesses ready to expand. Facilitators will co-design curriculum, lead sessions, and support founders in collaboration with the E3 Durham program. Apply by November 30 at <https://forwardcities.org/invest-forward-cohort-program-facilitators/>.
3. **DCo Food Security Microgrants** – Need funding for your food pantry, community garden, feeding neighbors, etc.? Are you a non-profit? We're excited to announce that the 2025 Durham County's food security microgrants application has opened. This grant opportunity is funded by Durham County and administered by Durham Congregations in Action. These are small grants (generally between \$500-\$5,000) for community food security projects. Access the application here – <https://rb.gy/51c5w4>. Deadline is December 12. If you have questions, please email DCIA at durhamNaction@gmail.com.
4. **Durham Holiday Parade on Dec. 13** – Kick off the holiday season at the Durham Holiday Parade from Durham Parks and Recreation! Cheer on hometown bands, drill teams, schools, and community groups as they make their way down Main Street on Saturday, December 13 at 10 a.m. The procession will conclude with a guest appearance from Santa. More info at <https://www.dprplaymore.org/309/Holiday-Parade>.

Chair Allam shared that Board members except Commissioner Valentine attended the Inter-City Visit in Austin, Texas from November 11th – November 14th and gave a brief overview of the meetings and tours.

Minutes

Commissioner Jacobs moved, seconded by Commissioner Burton to approve the November 10, 2025, Regular Session minutes.

The motion carried unanimously.

Ceremonial Items

25-0572 Recognition of Seth Komansky as Durham County's new Chief Paramedic in the Office of Emergency Services

Mark Lockhart, Director, Office of Emergency Services introduced Seth Komansky, Chief Paramedic, Office of Emergency Services and gave a brief overview of his educational background and previous work history.

Mr. Komansky thanked the Board and the County Manager for the opportunity to work for Durham County. He added Durham was adding residents daily and he would work to ensure Durham County provided quality services and assistance.

The Board thanked Mr. Komansky for accepting the position and stated they looked forward to working with him.

25-0619 Resolution - Recognizing the 75th Anniversary of the Rougemont Ruritan Club

Read by Commissioner Jacobs

RECOGNIZING THE 75TH ANNIVERSARY OF THE ROUGEMONT RURITAN CLUB 2025

- WHEREAS,** The Rougemont Ruritan Club, was first chartered in Durham County, North Carolina on November 28, 1950 as club #377 with 28 founding members and the original charter signed by Curtis Old, Ruritan National President and Tom Downing, Co-Founder of Ruritan National; and
- WHEREAS,** The Rougemont Ruritan Club has fostered Citizenship and Patriotism by posting U.S. Flags along the main highway on legal holidays, providing club members as volunteers to work at the polls during elections and encouraging all community citizens to exercise their right to vote; and
- WHEREAS,** The Rougemont Ruritan Club has provided Public Service to the members of the Rougemont Community such as preparing and providing an annual community calendar, building and maintaining a Little Free Library, publishing a free community newspaper, painting and refurbishing Ruritan highway signs, providing CPR courses for local Ruritan Club members and allowing the Ruritan Club building to be rented for community celebrations and needs; and
- WHEREAS,** The Rougemont Ruritan Club has improved the Environment by conducting community roadside trash pick-ups on a regular schedule under the state Adopt -A-Highway Program, built a community vegetable garden, hosted community clean up events and mowing assistance to disabled and elderly residents; and
- WHEREAS,** The Rougemont Ruritan Club has enriched Community Development, Education, and Wellness by hosting blood drives, sponsoring nutrition programs, a domestic violence awareness program, free fitness classes for adults at a local church fellowship hall and a Spanish class as a second language for adults. The Club has also provided fruit baskets to seniors living at a local Assisted Living Center, collected canned goods and funds at local businesses to support the local food bank and provided transportation for senior residents and others to medical appointments and made and distributed protective masks during the Covid pandemic; and

WHEREAS, The Rougemont Ruritan Club has supported Community Engagement and Opportunity by providing financial assistance for kids and chaperones to attend Ruritan National Summer Camp for Youth, holding and participating in golf tournaments for scholarship funds, donating funds to support the local fire department, assisting a local family who lost their home in a house fire, and sponsored adult softball teams. The Club has donated to the local homeless shelters, designed a community mural, organized neighborhood watch programs, annual youth Christmas events and Easter Festivals and Parades and raised funding through pancake and sausage breakfasts, Brunswick stew sales, spaghetti suppers, turkey shoot raffles and emergency mailbox markers; and

WHEREAS, The Rougemont Ruritan Club has distinguished itself with exceptional leadership at the local, regional, state and national level such that the Rougemont Ruritan Club is the only club in Ruritan National that has had two members- Millard Thacker and Linward Hedgspeth, to serve with distinction as President at both the state and national level, and such that Linward Hedgspeth is the first African American elected in the history of Ruritan National to serve as Ruritan National President; and

WHEREAS, Millard Thacker, member for more than 50 years, and Linward Hedgspeth, also long time member, have served in every Ruritan leadership level including Zone Governor, Lt. District Governor and Governor of the Rocky Mount- Durham Ruritan District, Vice President and President of the Association of North Carolina Ruritan and National Director, National Vice President and with Millard Thacker serving as the 2001-2002 National President and Linward Hedgspeth serving as the 2020-2022 National President.

NOW, THEREFORE BE IT RESOLVED, that we the Durham County Board of Commissioners, do hereby resolve to recognize and celebrate the historic 75th Anniversary of the Rougemont Ruritan Club and hereby express deep appreciation and gratitude for the Rougemont Ruritan Club and all of its members for the numerous ways they have tirelessly, selflessly and generously uplifted and contributed to the community of Rougemont, Durham County and all of its people. May the Rougemont Ruritan Club continue to flourish and thrive for the betterment of all.

This the 24th day of November 2025.

Nida Allam, Chair

Dr. Mike Lee, Vice Chair

Michelle Burton, Commissioner

Wendy Jacobs, Commissioner

Stephen Valentine, Commissioner

Millard Thacker, President, Rougemont Ruritan Club thanked the Board for recognizing the 75th Anniversary of the Rougemont Ruritan Club. Linward Hedgspeth, member, Rougemont Ruritan Club, gave a brief overview of the history of the Rougemont Ruritan Club.

Commissioner Burton congratulated the Ruritan Club and stated she looked forward to coming to visit the location. Commissioner Jacobs stated she was proud to be a member for 13 years and joined due to being impressed by the leadership and members.

Chair Allam excused herself from the meeting.

25-0620 Resolution - Honor and Recognizing the Life and Legacy of Private First-Class Booker T. Spicely

Read by Commissioner Valentine

PRIVATE FIRST-CLASS BOOKER T. SPICELY

- WHEREAS,** Durham County Board of County Commissioners recognizes the importance of learning, preserving, and understanding the County's full and complex history which includes those moments that reflect both the progress and challenges that have shaped the community; and
- WHEREAS,** Durham County Board of County Commissioners recognizes the value of an honest acknowledgement of the people, events, and experiences that have defined our local past, which strengthens civic understanding, promotes unity, and ensures that future generations can learn from the lessons of history; and
- WHEREAS,** Private First-Class Booker T. Spicely, a Black soldier, was born in 1909 and served honorably in the United States Army during World War II, stationed at Camp Butner in Granville County, North Carolina; and
- WHEREAS,** On July 8, 1944, 11 years before Rosa Parks refused to give up her seat on a bus in Montgomery, Alabama, Private First Class Spicely while traveling in uniform on a public bus in Durham, North Carolina, objected to racially discriminatory Jim Crow practices after being ordered to move to the rear of the bus despite his military service to the nation; and
- WHEREAS,** Private First Class Spicely was fatally shot by the white bus driver, Herman Lee Council, near the intersection of West Club Blvd. and 4th St. (Berkley St.) in Durham; and
- WHEREAS,** Herman Lee Council was acquitted of all charges by an all-white jury after just 28 minutes of deliberation; and
- WHEREAS,** the tragic killing of Private First Class Spicely drew national attention to racial violence and injustice, inspiring renewed efforts among civil rights leaders and organizations, including the NAACP and the Durham Committee on Negro Affairs, to confront systemic discrimination in North Carolina and across the United States; and
- WHEREAS,** the loss of Private First Class Spicely represents a pivotal moment in Durham's, and the nation's, civil rights history serving as a reminder of the sacrifices endured by African American service members who defended democracy abroad while being denied its full promise at home; and
- WHEREAS,** Private First-Class Spicely's service to our country as a soldier and as a citizen who demanded equality should be honored; and
- WHEREAS,** The County of Durham seeks to honor Private First-Class Spicely's courage, dignity, and ultimate sacrifice, recognizing his contribution to both the military defense of the United States and the broader struggle for racial equality and justice.

NOW, THEREFORE, that we, the members of the Durham County Board of Commissioners, do hereby resolve to honor and recognize the life and legacy of

PRIVATE FIRST-CLASS BOOKER T. SPICELY

acknowledging his service to the United States Army, his courage in the face of injustice, and the lasting impact of his story on the pursuit of civil rights and equality. We honor the bravery of Private First-Class

Booker T. Spicely and his efforts to promote true democracy, and we urge all residents and visitors to reflect on his life and legacy.

This 24th day of November 2025.

Nida Allam, Chair

Dr. Mike Lee, Vice Chair

Michelle Burton, Commissioner

Wendy Jacobs, Commissioner

Stephen Valentine, Commissioner

James Williams, Attorney and Civil Rights Activist, thanked the Board for the resolution. He invited the Board and residents to attend a tribute event honoring Private Spicely at 6 p.m. at the Durham County Main Library on December 1st.

The Board thanked Mr. Williams for his work and educating the community about Private Spicely.

Consent Agenda

Vice Chair Dr. Lee asked the Board if they requested to pull or comment on any items on the Consent Agenda.

Vice Char Dr. Lee stated a citizen requested to comment on Item 25-0595.

Hearing no additional comments, Vice Chair Dr. Lee, entertained a motion for approval.

Commissioner Jacobs moved, seconded by Commissioner Burton to approve the following items on the Consent Agenda except Item 25-0595.

The motion carried unanimously.

25-0579 Agreement - City-County Appearance Commission Interlocal Agreement Amendment

*25-0597 Approval of Budget Amendment No.26BCC037 Recognizing a \$600,000 Grant from NCDEQ Division of Water Resources for Whispering Pines Stream Renovation Project

25-0598 Approval to enter into a contract with KBS Earthworks in the amount of \$974,879.51 for the Whispering Pines Stream Restoration and Stormwater Improvement Project

25-0606 Adoption of the Durham-to-Roxboro Rail Trail Plan

25-0617 Removal of Citizen Board Member Due to Poor Attendance

25-0623 Approval of Grant Agreement with Urban Ministries of Durham in the amount of \$535,356

25-0624 Approval of 2026 Board of County Commissioners' Meeting Schedule

25-0625 Authorize the County Manager to Sign an Amendment to the Sunbelt Rentals, Inc, Contract, Funds Reservation #2600000091, \$73,110.83 in the Amount of \$63,360.54, for total of \$ 136,471.37 for the Additional Rental Months Needed for the Temporary HVAC Chiller at William “Bill” Bell Building. Also, to authorize the County Manager to Sign any Subsequent Amendments or Change Orders that May Occur, as long as the Funds are Available

25-0626 Reappointment to GoTriangle Board of Directors

*25-0629 Approval of Property Tax Releases and Refunds for October 2025

Consent Agenda Item #25-0597

**Durham County, North Carolina
2025-2026 Budget Ordinance
Amendment Number 26BCC037**

BE IT ORDAINED BY THE COMMISSIONERS OF DURHAM COUNTY that the 2025-2026 budget ordinance is hereby amended to reflect budget adjustments.

<u>Fund Name</u>	<u>Current Budget</u>	<u>Increase/Decrease</u>	<u>Revised Budget</u>
<u>DEBT SERVICE FUND</u>			
<u>Expenditure</u>			
Environmental Protection	\$4,475,696.00	\$600,000.00	\$5,075,696.00
<u>Revenue</u>			
Intergovernmental	\$500,000.00	\$600,000.00	\$1,100,000.00

All ordinances and portions of ordinances in conflict herewith are hereby repealed.

Approved November 24, 2025

Consent Agenda Item #25-0629

Releases and Refunds – October 2025

<u>Current Year 2025 Taxes</u>	<u>Releases</u>	<u>Refunds</u>	
Real Property	\$1,700,163.18	\$134,108.97	
Personal Property	\$47,925.55	\$3,478.94	
Motor Vehicle	\$0.00	\$0.00	
Solid Waste	\$0.00	\$0.00	
Stormwater Utility	\$0.00	\$0.00	
Public Service	\$0.00	\$0.00	
VTs Refunds	\$0.00	\$27,676.41	
Gross Rec ./Bev. Lic.	\$0.00	\$0.00	
SUB – TOTAL	\$1,748,088.73	\$165,264.32	\$1,913,353.05

<u>Prior Year 2015-2024</u>	<u>Releases</u>	<u>Refunds</u>	
Real Property	\$886.44	\$6381.66	
Personal Property	\$1,853.81	\$137.54	
GAP Vehicles	\$0.00	\$126.06	
Motor Vehicle	\$0.00	\$0.00	

Solid Waste	\$0.00	\$0.00	
Stormwater Utility	\$0.00	\$0.00	
VTs Refunds	\$0.00	\$0.00	
SUB - TOTAL	\$2,740.25	\$6,645.26	\$9,385.51
 GRAND TOTAL	 \$1,750,828.98	 \$171,909.58	 \$1,922,738.56

Public Hearings

25-0614 Public Hearing - Text Amendment - RTP 3.0: A Privately Initiated Unified Development Ordinance (UDO) Text Amendment

Robin Schultze, Principal Planner, Planning and Development stated the Board was requested to conduct a public hearing and receive comments on the Unified Development Ordinance Text Amendment. She added TC2500001 was a privately initiated text amendment request to amend multiple sections of the Unified Development Ordinance (UDO) in order to expand the existing University and College District (UC and UC-2) standards to create a new zoning district ("UC-3") and facilitate the inclusion of "large scientific and technical research parks" within the UC districts framework.

Vice Chair Dr. Lee opened the public hearing.

Patrick Byker, Zoning Attorney, Morningstar Law Group

Mr. Byker read the following statement:

"I am representing Csquare, which has acquired Compass Datacenters, and Csquare owns and operates the data center located at 99 T. W. Alexander Drive in RTP. This data center is located on the southeast corner of Alexander Drive and NC 54, just about right smack in the middle of Research Triangle Park.

I am here tonight to speak in support of this agenda item before the County Commissioners. I hope you all will approve it. However, I do need to state one concern on the record this evening. As I just mentioned, Csquare operates a data center in RTP, and our concern is making clear that data centers are permitted use in the proposed UC-3 zoning district. Our client's data center has been at this location for over five years, and we need to make sure it is a permitted use going forward. Unfortunately, the term "data center" is not found in Durham's Unified Development Ordinance. That absence is driving our need to put our concern on the record at tonight's public hearing for this privately initiated text amendment.

It is no secret that the demand for data centers is only going to increase in the future. For Durham County, data centers are foundational to AI, telecommunications, the financial sector, pharmaceutical research, our healthcare providers and our outstanding universities, North Carolina Central and Duke. I want to thank the leadership in the Durham City-County Planning and Development Department for understanding and appreciating this concern. As always, we have received excellent customer service from Planning Director Young and her fine staff.

With that concern stated on the record, we support this text amendment. Thank you for your time tonight."

Vice Chair Dr. Lee closed the public hearing.

The Board asked if existing uses would be “grandfathered” into the amended Unified Development Ordinance. Ms. Schultze responded yes.

First Motion:

Commissioner Jacobs moved, seconded by Commissioner Burton to adopt an ordinance amending the Unified Development Ordinance, incorporating revisions to Article 4, Zoning Districts, Article 5, Use Regulations, Article 6, District Intensity Standards, and Article 7, Design Standards.

The motion carried unanimously.

Second Motion:

Commissioner Jacobs moved, seconded by Commissioner Valentine to adopt the appropriate Statement of Consistency pursuant to NCGS §160D-605.

The motion carried unanimously.

25-0615 Public Hearing - Zoning Map Change - RTP Rezoning (Z2500025)

Aaron Cain, Senior Planning Supervisor stated the Board was requested to conduct a public hearing and receive public comments on Zoning Map Change – RTP Rezoning (Z2300025). Mr. Cain shared the Z2500025 – RTP Rezoning presentation which highlighted the following: Case Summary, Zoning Context Map, Place Type Map, Summary of Community Input, Staff Determination and Notice Area Map.

Vice Chair Dr. Lee opened the public hearing.

With no one signed up to speak, Vice Chair Dr. Lee closed the public hearing.

The Board asked if there were any requirements with state law for the rezoning. Mr. Cain responded no, adding due to no annexation with the rezoning.

First Motion:

Commissioner Burton moved, seconded by Commissioner Jacobs to adopt an ordinance amending the Unified Development Ordinance by taking property out of Science and Research Park, Science and Research Park-Core, Industrial Light, Industrial Park, Office and Institutional, Residential Suburban-20, and Residential Rural, and establishing the same as University and College-3.

The motion carried unanimously.

Second Motion:

Commissioner Burton moved, seconded by Commissioner Jacobs to adopt the appropriate Statement of Consistency pursuant to NCGS §160D-605.

The motion carried unanimously.

Board and Commission Appointments

Larissa Williamson, County Attorney announced the voting results.

The Board made the following appointments (incumbents are identified with an (i). Individuals who are recommended by a Board are underlined.) Individuals listed in bold print were appointed.

Library Board of Trustees

Rama Darbha (Allam, Burton, Jacobs, Lee, Valentine)

Items Pulled from the Consent Agenda

25-0595 Authorize the County Manager to Enter into a Contract with Southern Wall Systems, LLC in the Amount of \$1,193,227.00 to Provide Exterior Refurbishment and Exterior Window Replacement at the DCo Justice Services Center, and the Authority to Execute Change Orders/Amendments to the Contract as Long as Funds are Available in the CIP Fund.

Elizabeth Arant, Citizen

Ms. Arant requested that the County dismiss the no contact order against Amanda Wallace.

Commissioner Valentine moved, seconded by Commissioner Burton to approve Item 25-0595 from the Consent Agenda.

The motion carried unanimously.

Adjournment

Commissioner Burton moved, seconded by Commissioner Valentine to adjourn the Regular Session meeting at 8:37 p.m.

The motion carried unanimously.

Respectfully Submitted,



Macio Carlton
Deputy Clerk to the Board