



# Durham County

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

## Meeting Agenda Board of County Commissioners

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Monday, April 27, 2026

7:00 PM

Commissioners' Chambers

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### Regular Session

#### "Public Charge"

The Board of Commissioners asks its members and residents to conduct themselves in a respectful, courteous manner, both with the Board and fellow residents. At any time, should any member of the Board or any resident 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.

#### 7:00 pm Regular Session

1. Opening of Regular Session - Pledge of Allegiance (5 min)
2. Agenda Adjustments (5 min)
3. Announcements (5 min)

[26-0219](#) Announcements (5min)

Agenda Text:

1. Durham Cooperative Extensions 2026 Report to the Community - Join

Durham Cooperative Extension for the presentation of their 2026 Report to the Community on Wednesday, May 6. Enjoy a delicious breakfast, hear inspiring stories, and experience hands-on demonstrations that showcase Durham Cooperative Extension's impact throughout Durham. This is a wonderful opportunity to learn more about how they serve our community through education, outreach, and partnership. Register here:

<https://www.eventbrite.com/e/durham-cooperative-extension-report-to-the-community-2026-tickets-1987411371913?aff=oddtcreator>

2. **Durham-Orange County Pond Clinic** - Join the Durham County Soil and Water Conservation District for the annual Durham-Orange County Pond Clinic on Saturday, May 16, from 9 a.m. to 1 p.m. at 6602 Orange Grove Road in Hillsborough. This free clinic is perfect for anyone who owns or plans to own a large or agricultural pond. Learn about pond construction, pond management, weed control, pond wildlife, and more. Free lunch provided for those who pre-register. Kids ages 5-17 can also participate in a Catch and Release Fishing Tournament before the clinic, with prizes awarded. Register by April 30 at <https://dconc2.jotform.com/260683020996866> or call 919-560-0558.

3. **Hattie Meadows Gardening School Announces Spring Class Series** - The community is invited to join a new round of classes in the Hattie Meadows Gardening School. This free community learning series is a partnership between Durham Cooperative Extension, Durham County Library, and the Sarah P. Duke Gardens. Classes will run through June at the Stanford L. Warren Branch Library. These free monthly classes led by local teachers and gardening experts, session topics include soil health, seed starting, garden design, native plants, and vegetables. All classes are free, but registration is required. More information here: <https://dconc.gov/DurhamCo-News/Hattie-Meadows-Gardening-School-Announces-Spring-Class-Series.htm>.

4. **Get "In Touch with Durham County"!** - This month's "In Touch with Durham County" features two can't miss segments. Meet Our New Library Director, Dana Conners, who joined the County in January 2026. Get to know Conners as she shares her vision for the future of Durham County Library. The second segment highlights National County Government Month, an annual celebration recognizing the nation's 3,069 counties. Watch the full episode here: <https://youtu.be/INnX8ZmWfuM>.

#### 4. Minutes (5 min)

[26-0223](#)

Minutes (5min)

Agenda Text:

The Board is requested to approve the April 6, 2026, Work Session minutes and the

April 13, 2026, Regular Session minutes.

**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 approve the April 6, 2026, Work Session minutes and the April 13, 2026 Regular Session minutes.

**Attachments:** [Work Session - April 6, 2026](#)  
[Regular Session - April 13, 2026](#)

## 5. Ceremonial Items (5min)

### **26-0216** Introduction of Newly Appointed Internal Audit Director, Shirley McFadden (10min)

**Agenda Text:** The Board is invited to meet Shirley McFadden, Durham County's new Internal Audit Director, and welcome her as she steps into leadership of the County's internal audit operations.

McFadden officially assumed the role on April 13, 2026, bringing more than 20 years of experience in internal audit, compliance, and risk assessment across city, county, and state government. She was selected for her proven track record in building systems and processes that strengthen oversight and improve departmental efficiency.

Most recently, McFadden served as Deputy Director of Internal Audit for Guilford County, where she developed the County's annual audit plan, directed quality assurance across departments, and drove improvements to business processes and operational efficiency. Prior to that, she held the role of Business System and Internal Control Manager at the North Carolina Department of Public Instruction, where she designed workflow automation for internal and external customers and analyzed controls for new request system procedures. Her career in internal audit began at the Wake County Public School System, and she has also served at the North Carolina Office of the State Auditor and the City of Raleigh, where she was a Senior Internal Auditor.

In her new role, McFadden will lead an internal audit team responsible for conducting performance audits, evaluating internal controls, and advancing the County's commitment to transparency and fiscal responsibility.

**Alignment with Strategic Plan:** This item aligns with multiple goals of the strategic plan.

**Resource Persons:** Claudia Hager, County Manager

**County Manager's Recommendation:** The County Manager recommends that the Board meet the new Internal Audit Director, Shirley McFadden.

## 6. Consent Agenda (15 min)

### **26-0105 Consideration and Adoption of Updated High Performance Building Policy**

**Agenda Text:**

The Board is requested to consider the updated High Performance Building Policy, and if in favor to adopt this policy. The policy revision is a key step in advancing Durham County's sustainability commitments, supporting long-term cost savings, reducing the County's carbon footprint, and meeting and exceeding similar policies passed this year by other local government organizations with comparable sustainability goals.

Durham County adopted a High Performance Building Policy in 2008 establishing procedure for achieving LEED certification in new and renovated buildings. LEED (Leadership in Energy and Environmental Design) is a certification system from the US Green Building Council that promotes sustainable, healthy, and cost-efficient building practices. The framework includes design, construction, operation, and maintenance for new and renovated buildings. The County now has 1 Platinum, 3 Gold, 4 Silver, and 4 Certified level LEED buildings.

The revised policy reflects the evolution of sustainable building policy that has occurred since 2008 and is modelled after policies adopted by other NC local governments including the City of Durham and City of Charlotte. The revised policy continues the commitment to LEED certification and explicitly lists the types of measures within LEED that the County should focus on, includes additional, more expansive requirements from the County Renewable Energy Plan, and creates reporting requirements. This new policy will provide more clarity to our designers, engineers, contractors, and staff as we continue to make our facilities healthier and more sustainable.

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

**Resource Persons:** Tobin L. Freid, Sustainability Manager; Megan Pendell, Sustainability Specialist; Haley Williamson, MCE, Renewable Energy Project Manager; Peri Manns, ASLA, LEED GA, Deputy Director Engineering and Environmental Services

**County Manager's Recommendation:** The County Manager recommends that the Board consider, and if finding it favorable, adopt the updated High Performance Building Policy.

**Attachments:** [DCo High Performance Building Policy - 2026 Revision final](#)  
[High-Performance-Building-Policy 2008](#)

**26-0210**

**Approve Execution of Construction Contract with Central Builders of Mebane for the Renovation of the South East Corner of the Legal Department Suite in the amount of \$144,500 plus (10%) contingency, \$14,450, for a total not-to-exceed \$158,950**

**Agenda Text:**

The Board is requested to authorize the County Manager to execute a contract with Central Builders of Mebane, Inc. to provide General Contractor Services for the Legal Department SE Corner Office Renovation, in the amount of \$144,500 (See Attachment 1) plus ten percent (10%) contingency in the amount of \$14,450.00, for a total contract not to exceed \$158,950.00 upon completion of the contract and approval by the County Attorney's Office.

**Background/Justification**

The Legal Department has identified an operational need to convert its existing open work area, in the SE corner of their suite, into enclosed private offices to support the functional requirements of its staff and the sensitive nature of legal work. The current open layout does not provide sufficient confidentiality for attorney-client discussions, personnel matters, or the handling of privileged materials. Private offices are essential to ensure compliance with legal and ethical obligations, reduce disruptions, and maintain productivity in an environment where staff regularly engage in confidential consultations, case strategy discussions, and document review. Renovating the space into individual offices will increase operational efficiency, improve information security, and provide an appropriate professional setting for conversations involving sensitive or protected information. The requested renovation aligns with the County's commitment to providing secure, functional, and compliant work environments for departments handling confidential matters.

The Invitation for Bids (IFB) for the Durham County Administration I Building Legal Department - Suite Renovation was advertised informally by the County's consultant, DTW Architects, on February 24, 2026. Eight (8) responses were received on March 12, 2026. Following the bid opening, DTW Architects conducted a review of the low bid submitted by Central Builders to confirm responsiveness and the firm's ability to perform the required work. DTW Architects' assessment verified that Central Builders' bid met the project specifications and that the firm was capable of completing the renovation as designed. Based on this review and in consultation with the Legal Department, staff recommends accepting the bid and proceeding with the construction phase of the project. Approval of this item will allow the County to move forward with the necessary renovations to provide an appropriate and secure working environment for Legal Department staff.

The Legal Department has identified internal funding to fully support the cost of this renovation, and no additional funds are being requested from the Board of County Commissioners for this project.

**Alignment with Strategic Plan:** Sustainable Infrastructure & Environment: Plan for long term use of County land, facilities, and equipment.

**Resource Persons:** Dan Nosbusch, Project Manager, Engineering & Environmental Services; Larissa S. Williamson, County Attorney

**County Manager's Recommendation:** The County Manager recommends that the Board approve execution of a contract with Central Builders of Mebane, Inc. to provide General Contractor Services for the Legal Department SE Corner Office Renovation, in the amount of \$144,500 plus ten percent (10%) contingency in the amount of \$14,450.00, for a total contract not to exceed \$158,950.00.

**Attachments:** [DCO Admin I - Legal Suite - Bid Tab](#)  
[AAF - Supplemental Document](#)  
[DCO Admin I - Legal Suite - Central Builders Bid](#)

### **26-0221**

### **Approval of Property Tax Releases and Refunds for April 2026**

**Agenda Text:**

The Board is requested to approve the Releases & Refunds for April 1-15, 2026, which includes adjustments to the current year's levy as well as prior years' levies. Due to property valuation adjustments for over assessments, listing discrepancies, duplicate listings, and clerical errors, etc. the attached reports detail monthly releases and refunds for April 1 - 15, 2026.

This month's partial report includes releases and refunds for tax year 2025 totaling \$3,465,376.64. Prior tax years' (2015-2024) releases and refunds are in the amount of \$ 1,827.23. April 1-15, 2026, releases and refunds total \$ 3,467,203.87.

**Alignment with Strategic Plan:** This item aligns with Durham County Strategic Goal: Financial Stewardship. This request is to ensure the County complies with financial requirements mandated by North Carolina General Statutes which ensures we are accountable to our citizens.

**Resource Persons:** Keyar Doyle, Tax Administrator

**County Manager's Recommendation:** The County Manager recommends that the Board approve the property tax release and refund report for April 1-15, 2026, as presented and authorize the Tax Assessor to adjust the tax records as outlined by the report.

**Attachments:** [Releases & Refunds Backup Detail-April 2026-Apr 27, 2026](#)  
[Backup-Bill Release Report April 2026-Apr. 27, 2026](#)  
[Backup-Pending Refund Report April 2026-Apr. 27, 2026](#)

### **26-0226**

### **Approve Certain Adjustments to the County's American Rescue Plan Act (ARPA) Funding Allocation and the Allocation of \$1,690.296 to Early Years, Inc.**

**Agenda Text:**

The Board is requested to approve a change to the County's American Rescue Plan

Act (ARPA) Coronavirus State and Local Fiscal Recovery Fund (CSLFRF) allocation. At the November 3, 2025 Board meeting, the Board of County Commissioners approved the reallocation of \$1,690,296 of ARPA CSLFRF funding from two projects that ended under budget to Early Years to extend the ARPA-funded Build Babies Durham (BBD) project. Based on updated ARPA guidance regarding the obligation and reallocation requirements for ARPA funds, it is proposed to reallocate the previously approved \$1,690,296 of ARPA CSLFRF funds from the Early Years BBD project to the County's Slater Road/Shiloh Glen lift station project that is currently partially funded through the County's ARPA allocation, increasing the total ARPA allocation for the Slater Road/Shiloh Glen project from \$13,135,308 to \$14,825,577. This action will allow the County to utilize ARPA CSLFRF funds to pay for a greater portion of the total Slater Road/Shiloh Glen lift station project than previously planned, allowing the reallocation of previously budgeted County enterprise funds for other projects.

In addition, to ensure that the Early Years BBD project remains funded at its current level, it is proposed to allocate \$1,690,296 from interest gained from the County's ARPA allocation or other fund balance. Based on this change, the Early Years BBD project would still receive a total investment from the County of \$4,090,296, with \$2,400,00 from the County's ARPA CSLFRF allocation and \$1,690,296 from ARPA interest income or other local sources. There will be no change to the total funding amount for the Early Years BBD project through this action, only a change to the funding source of the previously approved award amount.

**Alignment With Strategic Plan:** This action aligns with the Financial Stewardship Focus Area, specifically with Objective FS1 (Maintain a strong financial status with a variety of revenue sources), Initiatives FS1a (Strategically align funding and investments with County priorities to improve organizational and community outcomes) and FS1c (Seek opportunities to diversify funding sources including grants and nonrestrictive funding).

**Resource Persons:** Claudia Hager, County Manager; John Keefer, Director of Organizational Effectiveness

**County Manager's Recommendation:** The County Manager recommends that the Board approves the changes to the County's ARPA CSLFRF allocation, including the reallocation of \$1,690,296 from the Early Years Build Babies Durham project to the County's Slater Road/Shiloh Glen lift station project, and the allocation of \$1,690,296 in ARPA interest income or other local funds to Early Years, Inc.

## 7. Public Hearings (20 min)

[26-0217](#)

**Public Hearing on Bond Order; Adoption of Bond Order; and Adoption of Bond Resolution for Not to Exceed \$240,000,000 General Obligation Refunding Bonds, Series 2026B (20min)**

**Agenda Text:**

The Board is requested to take the following actions in connection with the County's proposed General Obligation Refunding Bonds, Series 2026B, in an amount not to exceed \$240,000,000:

1. Hold a public hearing on the Bond Order entitled "Bond Order Authorizing the Issuance of Not to Exceed \$240,000,000 General Obligation Refunding Bonds of the County of Durham, North Carolina" (the "Bond Order"), notice of which public hearing was published on or before April 21, 2026 as required by the Local Government Bond Act.
2. Adopt the Bond Order, without change or amendment; and
3. Adopt the Bond Resolution authorizing the issuance of the Series 2026B Bonds and providing for the terms thereof.

**Alignment with Strategic Plan:** This request aligns with the strategic plan goal of Financial Stewardship.

**Resource Persons:** Crystally Wright, Chief Financial Officer; Joe Futima, Assistant Chief Financial Officer; Claudia Hager, County Manager; and Carlos Manzano, Parker Poe

**County Manager's Recommendation:** The County Manager recommends the Board hold the public hearing on the Bond Order; adopt the Bond Order, without change or amendment; and adopt the Bond Resolution authorizing the issuance of the Series 2026B Bonds and providing for the terms thereof.

**Attachments:**

[Supplemental Form - General Fund Refunding Bonds, Series 2026A, April 13, 2](#)

[3. Public Hearing Minutes and Adoption of Bond Order](#)

[4. Bond Resolution](#)

[Official Statement - County of Durham General Obligation Bonds \(2026\) 4926-5](#)

[Appendix A Durham Co GO 2026 v1 04-10-2026](#)

[GO Bond Purchase Agreement - Durham County 2026 Refunding GOs 4922-52](#)

[Escrow Agreement - Durham County 2026B Refunding GOs - v.1](#)

[Statement of Disclosure](#)

[Durham County - Statement of Debt](#)

**8. Other Business (30 min)****26-0215**

**Presentation of the Fiscal Year (FY) 2025 Annual Financial Audit and Annual Comprehensive Financial Report (ACFR) and the FY 2025 Annual Single Audit and Compliance Report (30 min)**

**Agenda Text:** The Board is requested to receive a review of the FY 2025 annual financial audit and ACFR, and the FY 2025 single audit and Compliance Report. The review will be presented by LeAnn Bagasala, Partner with Mauldin and Jenkins, LLC.

A copy of the FY 2025 ACFR and the FY 2025 Compliance Report has been provided to the Commissioners before the discussion.

**Alignment with Strategic Plan:** Financial Stewardship: Collecting, funding, and managing resources for high-quality service delivery

**Resource Persons:** LeAnn Bagasala, Partner with Mauldin and Jenkins, and Crystally Wright, Chief Financial Officer

**County Manager's Recommendation:** The County Manager recommends that the Board receive the review of the FY 2025 annual financial audit and the ACFR, and the FY 2025 annual single audit and Compliance Report.

**Attachments:** [Durham County Comprehensive Annual Report for the FY Ending June 30, 2021](#)  
[Durham County Government, NC - Comprehensive Annual Report for the FY Ending June 30, 2022](#)  
[Durham County Audit Presentation 2026 April 27 2026](#)

## 9. Board and Commission Appointments (10 min)

**26-0225**

### Board and Commission Appointments (10min)

**Agenda Text:** Monica Wallace, Clerk to the Board, will distribute ballots to the Board to make appointments to the following boards:

- Board of Equalization and Review
- Discover Durham Tourism Development Authority
- Durham-Wake Counties Research and Production Service District Advisory Committee
- Juvenile Crime Prevention Council

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 vote to appoint members to the aforementioned Boards and Commissions.

**Attachments:** [B&C Appt Memo - 4.27.2026](#)

**10. Items Pulled from the Consent Agenda (20 min)**

**11. Adjournment**