

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

Monday, March 2, 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, Wendy Jacobs and Stephen Valentine

Virtual: Vice Chair Nida Allam

Absent: Commissioner Burton

Presider: Dr. Mike Lee

Commissioner Jacobs moved, seconded by Commissioner Valentine, to approve an excused absence for Commissioner Burton.

The motion carried unanimously.

Zoom Hybrid
Participants: 4

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, March 1 at 12 noon.

The following citizens voiced their concerns regarding annexation and reorganization of 4802 Cheek Road into the Growth Boundary: *Thomas Freeman, Wanda Allen, Donna Standback, Thomas Freeman, Rebecca Freeman, Vickie King, Emily Walker, Tanya Taylor, Deborah Taylor and Betty Hamilton*

Consent Agenda

The Board reviewed the following Consent Agenda items for the March 9, 2026, Regular Session meeting.

26-0073 Approval of Budget Ordinance Amendment No.26BCC058 Recognizing a \$240,000 Grant from the NCDEQ Division of Water Resources to the Stormwater & Erosion Control Program for the Whispering Pines Mobile Home Park Stream Restoration Project

The Board congratulated and thanked staff for their hard work.

26-0076 Approval of Budget Ordinance Amendment No.26BCC059 Appropriating \$100,000 of General Fund Fund Balance for Matching Grant Recipient Contracts in the County's Matching Grant Program

The Board to consider increasing funding during upcoming Budget Meetings.

26-0077 Approval of Budget Ordinance Amendment No. 26BCC060 Public Health to Approve \$576,219 General Fund fund balance Appropriation to Increase Durham County's Contract with Wellpath to Provide Comprehensive Medical Services for Inmates in the Durham County Detention Center and Residents of the Durham County Youth Home.

The Board questioned the \$300,00.00 increase for medication.

Dr. Rodney Jenkins, Director of Public Health, explained that the increase was due to higher inmate population in the Jail and the general cost increase for medication.

The Board requested for the Sherriff to follow up with statistics regarding inmate population and Iryna's Law.

26-0083 Approval of a Service Contract of \$60,000 in County Early Childhood Action Plan Funds for North Carolina Diaper Bank to Provide Diapers and Essential Supplies

The Board thanked staff for all their work on this project.

26-0103 Approval of Interlocal Cooperation Agreement for the Division of Sales Tax Between the County of Durham and the City of Durham July 1, 2026 to June 30, 2027.

The board thanked staff for their work on this project.

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

The Manager stated this item would be moved to the April Regular Session for Board consideration of approval.

There were no questions regarding the items below:

26-0063 Authorize the Chair to sign a Memorandum of Agreement between Durham County and the Sedimentation Control Commission

26-0067 Approval of Budget Ordinance Amendment No. 26BCC055 Cooperative Extension to Recognize \$14,820.61 in additional Smart Start funding for the Welcome Baby Program

26-0069 Approval of Budget Ordinance Amendment No. 26BCC057 to recognize \$50,396 in year 4 of grant funding to the Office of Emergency Services-EMS Division (OES-EMS) from the NC Department of Health and Human Services (NCDHHS), Division of Mental Health, Developmental Disabilities and Substance Abuse Services (MMDDSA), and to authorize the County Manager to sign and execute all contracts for authorized and approved uses associated with the grant program throughout the grant's period of performance.

26-0075 Authorization for Execution of Enbridge Gas North Carolina Encroachment Agreements

26-0078 Approval of Budget Ordinance Amendment No. 26OPA004 to Approve an Additional \$30,000 from the North Carolina Opioid Settlement Fund to Purchase Additional Naloxone Units to Reverse Opioid Overdoses in Durham County Government

26-0079 Accept the Environmental Affairs Board 2025 Annual Report.

26-0081 Approval of Budget Ordinance Amendment No. 26BCC064 Public Health to Recognize \$2,248 from the North Carolina Department of Health and Human Services Division of Public Health, State Office of Child Fatality Prevention to Improve Delivery of Services for Children and Families

26-0082 Approval of a Letter of Submission to N.C. Department of Health & Human Services Outlining the Aggregate Percentage Change of 0% to Public Health's Chargemaster Rate

26-0085 Approval of Budget Ordinance Amendment No. 26BCC066 Cooperative Extension to Appropriate \$40,000 in General Fund fund balance for the Durham County Food Security Program to Support Food Security Work with the Durham Center for Senior Life

26-0088 Approval of Capital Project Amendment No.26CPA019 & Budget Ordinance Amendment No.26BCC061 Appropriating \$400,000 of Debt Service Fund Fund Balance to the PAYGO Fund to Support the Project Build at Shoppes of Hope Valley Renovation Capital Project (4730DC161), and Authorize the Execution of the Construction Manager at Risk Guaranteed Maximum Price Contract with Holt Brothers Construction for the Renovation of the Project Build Facility for the Not-To-Exceed Total of \$1,733,929

26-0089 Approval Cooperative of Budget Extension Ordinance Appropriating Amendment No. 26BCC067 \$30,000 in Balance for the Durham County Food Security Program

26-0090 Authorization of an Amendment to the Design Contract with HH Architecture, PA for Design Development and Construction Administration Services Related to the Office of Emergency Services Fleet Maintenance Project in the Amount of \$24,400 for a Total Revised Contract Amount of \$603,282.50.

26-0091 Authorize the County Manager to Increase the Contingency by \$401,025.39 for the Construction Manager at Risk Contract with Samet Construction for the OES Fleet Maintenance to a not-to-exceed amount of \$3,100,944.

26-0092 Approve Execution of Contract with Gregory Poole Equipment Company in the amount of \$103,558.00 for a Generator for the Office of Emergency (OES) Services Fleet Maintenance Facility

26-0104 Approval Cooperative of Budget Ordinance Amendment No. 26BCC065 Extension to Recognize \$475,000 in Golden LEAF Foundation funding for Durham County Farm Campus and Creation of One New Farm Manager FTE Position

26-0106 Approval of Capital Project Amendment No.26CPA020 & Budget Ordinance Amendment No.26BCC062 Appropriating \$584,085 of Debt Service Fund Fund Balance to the PAYGO Fund to support the 500 E. Main St. Downtown Parking Deck Capital Project

(47302635DC151); as well as Authorize an Increase in the Owner’s Contingency in the Amount of \$584,085 to Execute Any Necessary Change Orders for the Deck Development Agreement with ZOM Living for a Total Not-to-Exceed of \$34,585,185.00

Discussion Items

Commissioner Comments on an Annexation Request outside the Urban Growth Boundary (UGB) for 4802 Cheek Road

Andy Leser, Principal Planner, City of Durham, presented information to the Board concerning an annexation request outside of the Urban Growth Boundary (UGB) from Mike Foley, of Humabuilt, for one parcel of land totaling 69.16 acres, located at 4802 Cheek Road. The zoning was Residential Rural (RR), county jurisdiction. The applicant proposed to change this designation to Planned Development Residential 2.748 (PDR 2.748), city jurisdiction, to connect to city water and sewer and develop up to 190 townhouses, single-family detached, and single-family attached houses.

The Board expressed their concerns and strong opposition regarding the annexation request. The Board requested an amendment to the staff evaluation report to include input from County staff, including policies that were missing from the report that were in Durham County’s interest and impact statistics for EMS and Fire.

Briefing and Discussion on the Creation of the Mangum Fire Protection Service District in Durham County

Mark Lockhart, NRP, Director, Office of Emergency Services briefed the Board on the proposed creation of the Mangum Fire Protection Service District. Mr. Lockhart stated that the proposed service district had historically been served by the Moriah Volunteer Fire and Rescue Department based in Rougemont, NC without any fee or revenue provided by Durham County. Moriah Volunteer Fire and Rescue was no longer able to service the area without revenue to cover the expenses associated with emergency response into this area.

Mr. Lockhart shared a report prepared by Office of Emergency Services in collaboration with Tax Administration, County Attorney’s Office, and City/County GIS. The report’s findings included:

- The proposed district is 3.55 square miles that included 268 taxable parcels valued at \$64,119,329.
- Fire protection had been provided by Moriah Volunteer Fire and Rescue without any fee.
- Durham County does not have the capital, equipment or personnel to service the area.
- The County-only tax rate for this area is 0.5542.
- The tax rate for fire protection in Durham County ranged from 0.0484 to 0.919
- The proposed district created an equitable, cost-effective solution.

Mr. Lockhart stated that a Public Hearing was scheduled for the Regular Session Meeting March 9th, 2026.

The Board questioned the current location of the Moriah Volunteer Fire and Rescue and whether they receive revenue. Mr. Lockhart stated the station was in Person County and received revenue

from Person County only. He added since notices went out to residents, the department received one call which was in favor of the giving funds to Moriah for servicing the district.

Update on the Capital Improvement Plan

The Board received an update on the Capital Improvement Plan (CIP).

Keith Lane, Budget and Management Services Director, highlighted practices involved with the current CIP Plan which included Capital Planning Elements, Capital Project Plan Development, Estimated Capital Financing and key upcoming dates.

Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services and his team shared with the Board a high-level overview and updates on the following CIP projects:

- Durham County Public Art
- Lincoln Community Health Center Parking Lot Expansion
- Lincoln Community Health Center Modifications
- Former Boys & Girls Club building Feasibility Study
- Board of Elections (BOE) S. Roxboro St. Renovation
- BOE-Phase 2 - Re-roofing and HVAC replacement
- Durham County Utilities Administration Building
- Administration Building Backfill
- Joint Fire and Emergency Management Systems (EMS) Station 18
- Additional EMS Facilities/Site Acquisitions
- 115 N. Queen St. Parking Deck and Redevelopment
- 500 E. Main St. Parking Deck and Redevelopment
- Duke Fiber Network Integration
- Joint Fire and EMS Station 19
- Department of Social Services (DSS) Main Health Hazard Mitigation
- Project Build Renovation Project
- Fleet Maintenance Facility
- Detention Center Critical Infrastructure Upgrades
- Detention Center Window Mullions
- Justice Service Department Transition House
- Animal Shelter
- Santee Road Park
- Orange Factory Road
- New Youth Home
- Stanford Warren Library Water Intrusion and Interior Improvements
- Solid Waste Convenience Site Modifications
- Sheriff's Training Facility Improvements
- Emergency Operations Center and Back-up 911 Call Center
- Comprehensive Facilities Energy Assessment

The Board asked if there were any environmental concerns pertaining to the Sheriff's Training Facility Improvements. Joel Jones, MPA, Project Manager stated that there were no concerns presented during construction of the Sherriff Training Facility.

The Board thanked staff for the update and all their hard work.

Directive

- The Board requested an update on the 2025 Bond Projects.
- The Board requested further discussion on the former Boys & Girls Club building.

Presentation on Economic Development and Utilities Infrastructure Improvements

The Board received a presentation on Economic Development in the County and the utilities infrastructure improvements needed to support the growth of the business ecosystem in Durham County.

Andrew Miracle, Economic Development Manager, shared with the Board that the County’s business recruitment program supported \$2.7 billion in projected private investment and 4,600 jobs in Durham County. He also stated that projects recruited under the Durham County Incentive Policy for every \$1.00 that the County invested, the County received \$668.39 in private taxable investment. and expansion program investments. Mr. Miracle reinforced the need for continued investment in infrastructure so that the County would continue to be successful in recruiting, retaining and expanding companies.

Matt Filter, Economic Development Manager, highlighted community partnerships and their collaborations with Lilly, CSL Seqirus and Fuji Film.

Vincent Chirichella, P.E., Senior Project Manager and Stephanie Brixley, Deputy Director of Engineering, shared an overview and updates on the Utilities Infrastructure Improvements that included the following:

- Page Park Lift Station
- Slater Road Lift Station
- Page Point Lift Station
- Triangle Wastewater Treatment Utility Administration Bldg.
- Chin Page Lift Station
- Triangle Wastewater Treatment Phase IV Upgrades
- Northeast Creek Sewer Modeling
- Annual Collection System Rehabilitation
- Outfall Remediation and Access Improvements
- Snow Hill Road Force Main

Directive

- The Board requested future conversations with City involvement.
- The Board requested discussion on additional education to job pipe line programs.
- The Board requested a broader discussion with the planning department.
- The Board requested for a stormwater/wastewater assessment be added to the development and rezoning review process with the Planning Committee.

Update on Sustainability Initiatives and Progress Towards Greenhouse Gas Emissions Reduction and Renewable Energy Goals

Tobin Freid, Sustainability Manager, provided an update on sustainability initiatives that included progress towards greenhouse gas emissions and renewable energy goals.

Ms. Freid stated that the County had an 18% reduction in Green House Gas (GHG) and 2.3% increase in Renewable Energy (RE) use. This was due to the addition of RE in three County buildings, the additions of 10 electric and 59 Hybrid fleet vehicles, motor pool implemented and Energy Efficiency building upgrades.

Ms. Freid shared that the County's goal was to increase RE use to 40.2% by 2030. Recommendations to achieve that goal were to design and build based on the Leadership in Energy and Environmental Design (LEED) gold standards with focus on energy efficiency and GHG reduction, install solar photovoltaic systems or make rooftops solar ready, perform daylight analyses and use passive design strategies and provide EV charging infrastructure in new & renovated parking areas.

The Board asked how many of the projects on the Capital Improvement Plan had solar photovoltaic systems or were solar ready. Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services stated that all of the new CIP projects had had solar photovoltaic systems or were solar ready.

The Board thanked that staff for their work and commitment to RE.

Directive

- The Board requested for the Carbon Plan – Integrated Resource Plan (CPIRP) joint Local Government letter to be shared with North Carolina Association of County Commissioners.

Closed Session

The Board requested to adjourn to Closed Session for the following:

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

Commissioner Valentine moved, seconded by Commissioner Jacobs to adjourn into Closes Session.

The motion carried unanimously.

Reconvene to Open Session


Chair Dr. Lee announced the Board met in Closed Session and provided direction to staff.

Adjournment

Commissioner Jacobs moved, seconded by Commissioner Valentine, to adjourn the Work Session meeting at 3:08 p.m.

The motion carried unanimously.

Respectfully submitted,



Georgina Nicole Moreno
Administrative Assistant