

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

Monday, January 7, 2019

9:00 A.M. Work Session

MINUTES

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

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.

Matthew McGuigan spoke about restoring the Confederate monument.

County Attorney Lowell Siler introduced Janelle Owens, Safety and Risk Manager to the Board.

Consent Agenda

Chair Jacobs asked the Board if they had any questions about the following Consent Agenda items:

18-1133 Durham County Justice Center Parking Deck Operations and Maintenance Contract Renewal

The Board asked why the contract was renegotiated in the middle of the contract. Claudia Hager, General Manager responded the renegotiation process started in October 2018 but an agreement was not reached until November 2018.

• Directives

- **Commissioner Reckhow asked that the revenue report for FY18 include the total amount and special events amount. She requested a plan of action, more work with the contract and dialogue with Durham Performance Art Center (DPAC) and Durham Bulls about the parking deck.**
- **Commissioner Howerton asked for clarification on the contractors used and percentages on all three projects. Chair Jacobs requested data on daily, night and weekend usage.**

18-1166 Budget Ordinance Amendment No. 19BCC00033 – Approval of Lebanon Fire Tax District Fund Balance Appropriation in the Amount of \$52,000 and increasing the Distribution to Lebanon Fire Department to Support New Vehicle Acquisition and Turnout Gear Cost.

No comments were made about this item.

18-1185 Award Contract for Architectural/Engineering Services for Upgrades to Southern Durham County Solid Waste Convenience Sites.

The Board asked if the master plan looked at the national trends related to the recycle industries. Motiryo Keambiroiro, Director of General Services responded the purpose was to bring the sites up to standards with regards to recycle industries and condensing the sites for recycling purposes. She added the contract included designing a site plan for the two County owned sites. The Board asked if the location of the first community meeting were selected. Ms. Keambiroiro responded no; but they would be closer to the site.

18-1193 Budget Ordinance Amendment No. 19BCC000032 – Appropriate Restricted Funds for the Sheriff's Office, Fire Marshall, Youth Home, Public Health and Social Services.

The Board asked why the funds were not spent and was there a penalty for not spending the funds. Susan Tezai, Chief Financial Officer responded if the funds were not spent for that year, it was due to restrictions. She added the funds were being appropriated to be spent this year. Keith Lane, Director of Budget and Management stated the federal year was on a different cycle than the County, adding this was a consistent amendment every year.

18-1197 Capital Project Amendment No. 19CPA000011 – Reducing the DSS Building Demolition Capital Project (47302635DC136) by \$550,427 and Appropriating \$550,427 to amend the Judicial Annex Renovations Capital Project and Execution of Construction Contract with H.M. Kern Corporation for the Judicial Annex Renovation Project No. 47302635DC141.

No comments were made about this item.

19-0003 Adoption of Resolutions related to Authorization of \$50M General Obligation (GO) Refunding Bonds, Series 2019, including a Resolution calling for a Public Hearing on a General Obligation Refunding Bond Order.

The Board asked if the resolutions were attached. Suzan Tezai, Chief Financial Officer responded due to the holiday schedule the resolutions were not completed but would be available within the hour.

19-0004 Budget Amendment No. 19BCC000036 Approving Refinancing of Project Funding for the Renovation of the Administration II Building in the Amount of \$43,500,000 issued in September 2018 and Recorded in the Debt Service Fund.

No comments were made about this item.

19-0005 Budget Ordinance Amendment 19BCC000034 for the Department of Social Services to Recognize Additional Home and Community Care Block Grant (HCCBG Funds in the Amount of \$86,256 which includes the required Durham County DSS Local Match of \$45,835. The local match will be funded with a fund balance appropriation.

The Board asked did the number indicate unique citizens or citizens served. Joan Pelletier, Chair, Durham Partnership for Seniors responded the number was for individuals being served. The Board asked how many new citizens received services. Ms. Pelletier responded 20 additional citizens for the year and about 15 citizens for Meals on Wheels.

19-0006 Budget Ordinance Amendment No. 19BCC000035 Recognizing \$466,041 in Federal Grant Funds from the Department of Health and Human Services, Administration for Children & Families for Implementation of a Durham Integrated Domestic Violence Response System Program (including a full-time (1FTE) Child and Family Advocate provisional position and a part-time provisional (.50 FTE) Grants Administrator of which 100% of the salary and benefits cost is covered by the grant.

The Board was pleased with the federal funds received. They stated the implementation was consistent with recent conversations regarding the need of training first responders when they experience traumatic situations.

19-0012 Durham Board of County Commissioner Approval of Financial Support up to \$50,000 for “Durham 150” Celebration Campaign Using Commissioner Contingency Funds.

The Board was excited to hear that the Museum of Durham History would benefit directly with the planning. They stated monitoring the projects was important especially since citizens applied for grants all the time. Shelly Green, President and CEO, Discover Durham stated the grants would be issued between \$100 - \$2000 each. The Board inquired about appropriating up to \$50,000. Chair Jacobs responded the County would sponsor at the highest level at \$50,000. Commissioners stated if the County sponsored at the highest level, then it should emphasize physical stewardship with the money. Commissioner Howerton appreciated them hearing her voice and the conversation regarding the County being included with the project.

Discussion Items

Update on Park Center Redevelopment

Scott Levitan, C.E.O of Research Triangle Foundation (RTF), Deputy Director of Engineering and Environmental Services gave opening remarks and shared a presentation on “*Research Triangle Park (RTP) Updates.*”

The Board asked how phase one of the original 2015 plan was largely focused on the smaller area and appeared the updated plan would be a blend of the small and large area completed first. Mr. Levitan responded the updated plan increased the scope for the need to connect and would make the project more successful. He added the Frontier was the opportunity to make the right move with the real estate and mission for the foundation. Mr. Levitan mentioned the land had the capacity to hold additional development and would not require any additional funding from the County. The Board asked if the Park Center would include affordable housing. Mr. Levitan responded the first phase did not include affordable housing but would have smaller units to make the rent more affordable. The Board asked if the bike paths would connect to other bike paths in the park and inquired about boxcar housing. Mr. Levitan responded the bike paths would connect to other paths in the park and region. He added boxcar housing was more expensive than new construction and building codes are not set to accept prefabricated as the standard.

Walk Havener, President, Surface 678 gave a presentation on “*Park Center Site Plan.*”

The Board inquired about the speed limit near the bicycle network area and questioned the plans to include a childcare center. Mr. Havener responded the speed limit would be less than 15 mile per hour. He added childcare was not in the plan, but it would be considered. The Board asked if the plans included residential on top of the small retail. Michael Majestic, Partner responded not in initial phase due to most retail being only one story; however, residential on top of retail could be included in the later phases. The Board asked if the bridge would be low key or architectural. Mr. Majestic responded

some architectural.

Sara Lawrence and Zack Oliver, RTI International shared a presentation on *“Economic Study Results for Park Center.”*

The Board asked what was the \$7.3 million in other taxes. Mr. Oliver responded that was a broad category for any taxes not under the other three categories. The Board asked what would be completed by 2020. Mr. Levitan answered the Frontier would be fully leased, the Boxyard would be built and creating construction jobs in the Park Center. The Board asked if the development was involved with the commuter rail in Research Triangle Park (RTP) area. Mr. Majestic responded yes, and a stop in RTP was a must. The Board suggested Mr. Majestic continue communicating with all companies about the commuter rail.

Linda Hall, Executive Vice President/Chief Financial Officer, RTP gave a presentation on *“Financial Report on current PPP.”*

The Board asked if the \$15 million was already spent and was that the reason for the request of additional money. Ms. Hall responded the bond offering was already underwritten and was setup to request more money. She added the request for money could be changed if needed. The Board stated they would like to have the money requested as the expenditures occurred. They also inquired about the amount of structured parking. Ms. Hall answered 375 total structured parking spots.

- **Directive**

- **Commissioner Carter asked Mr. Levitan to send the inclusion model to the Board.**
- **Commissioner Carter asked Mr. Oliver for the expected annual property taxes.**

Approval of Contract Amendment for Commuter Rail Transit Cost-Share Agreement

Jeff Mann, President and Chief Operating Officer of GoTriangle gave the Board an overview of the commuter rail project. The Board asked Mr. Mann to provide details about how light rail and commuter rail would connect, the difference between light and commuter rail and proposed stops/average trips per day. Mr. Mann provided details to explain more about the commuter rail transit.

The Board recommended to have one or two community meetings in 2019 to show maps of the commuter rail, possible stops and end phasing. The Board clarified that the Wake County Transit Plan would have funding available before Durham County. Mr. Mann replied Wake County would have funding available before Durham County, but normally projects were planned and built at the same time. The Board asked for an estimated project cost for Durham County. Mr. Mann responded a preliminary figure of \$250 - \$300 million including contingency. The Board asked for more transparent information to be available for the public. Mr. Man responded the public outreach plan would be the next part of the plan. The Board suggested major boards and relevant stakeholders take a trip to Virginia to ride the commuter rail.

- **Directive**

- **The Board recommended creating a one-page flyer for citizens to include basic information as stops, cost to ride and funding.**
- **The Board asked the journalist at the meeting to help get the actual facts from transit experts out to the citizens.**

Tax Department Update on 2019 Reappraisal

Teresa Hairston, Interim Tax Administration and Ryan Vincent, Vincent Valuations shared a presentation on *“Durham County Tax Administration 2019 Revaluation Update.”*

The Board asked why all the meetings were during the day and none at night. Ms. Hairston responded no meetings planned at night. The Board recommended offering later times and including a Saturday for citizens who work during the weekday. Ms. Hairston stated a “frequently asked questions” brochure would be included with the reevaluation notices to explain the tax bill and rate.

• Directive

- **Chair Jacobs asked Mr. Williams to email the County Clerk with the basic/most information so it could be shared with the Board and Staff. She also asked the reporters, County Manager and Public Information to assist with spreading the word regarding the program and application process.**
- **The Board wanted the Tax Department to work with the Public Information Office on a press release of how the values were developed, information meetings and average percent increase of all properties in Durham County.**
- **The Board requested the Tax Department return to the February 11, 2019 Regular Session meeting to provide a brief overview and highlights to allow citizens to watch at home for more public outreach.**

Commissioners’ Directives Follow-Up

Drew Cummings, Chief of Staff, stated he was trying to close out the 2018 list and would start a new list for 2019.

Commissioner Comments

Vice Chair Hill expressed his concern with the level of violence in Durham for 2019. He hoped the Legislation in the General Assembly would address reasonable gun control in the country.

Chair Jacobs stated Representative Marcia Morey and others had recommitted to focus on guns and violence. She added Clarence Birkhead, Sheriff and Satana Deberry, District Attorney were focused on violent crimes.

Commissioner Reckhow stated she wanted Bill Ingram, President, Durham Technical Community College to present to the Board at a Regular Session about a new name for the scholarship program. She added the County should start working on the resolution about renewable energy.

Commissioner Howerton stated the Board could not be silent on guns and violence. She also discussed her experience at the Congressional Black Caucus Conference in Washington, D.C.

Commissioner Carter stated Commissioner comments period was not the time to debate policy issues or have open conversation. She suggested an update from the Gang Reduction Committee.

Closed Session

The Board was requested to adjourn to Closed Session pursuant to:

- 1) G.S. 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on tentative list of economic development incentives that may be offered by the public body in negotiations. The action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures

Commissioner Reckhow moved, seconded by Vice-Chair Hill to adjourn into Closed Session.

The motion carried unanimously.

Reconvene from Closed Session

Chair Jacobs stated the Board met in Closed Session and provided direction to staff.

Adjournment

Commissioner Reckhow moved, seconded by Commissioner Howerton, that the meeting be adjourned.

The motion carried unanimously.

Respectfully submitted,

Macio Carlton
Senior Administrative Assistant