



Durham County

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

Meeting Agenda Board of County Commissioners

Monday, November 24, 2025

7:00 PM

Commissioners' Chambers

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. Other Business

[25-0609](#)

2025 State of the County Address (60min)

Agenda Text:

The Board of County Commissioners will present the 2025 State of the County Address.

Alignment with Strategic Plan: The State of the County Address aligns with all of the County's Strategic Focus Areas.

Resource Persons: Durham Board of Commissioners.

County Manager's Recommendation: The County Manager recommends that the Board of County Commissioners present the 2025 State of the County Address.

3. Agenda Adjustments (5 min)

4. Announcements (5 min)

25-0622

Announcements (5min)

Agenda Text:

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 <<http://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 <<mailto: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>>.

5. Minutes (5 min)**25-0621****Minutes (5min)****Agenda Text:**

The Board is requested to approve the November 10, 2025, Regular Session meeting 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 approves the November 10, 2025, Regular Session meeting minutes.

Attachments:

[Regular Session - November 10, 2025](#)

6. Ceremonial Items (15 min)**25-0572****Recognition of Seth Komansky as Durham County's new Chief Paramedic in the Office of Emergency Services (10min)****Agenda Text:**

The Board is requested to recognize Seth Komansky as Durham County's new Chief Paramedic in the Office of Emergency Services.

Seth joined the Office of Emergency Services on October 13 after having served as the Strategic Planning and Operations Manager & Business Resilience Lead at Amgen North Carolina where he led programs in risk management, emergency and crisis management, business continuity, and disaster recovery. Prior to that, he spent more than 16 years in Wake County. As Director of Homeland Security and Intelligence for the Wake County Sheriff's Office, he established a formal intelligence unit and launched a real-time crime center, significantly enhancing situational awareness and supporting complex investigations in collaboration with local, state, and federal partners. Prior to that, Seth served as Deputy EMS Director and Chief of Operations for Wake County EMS, where he oversaw daily and special operations. His career with Wake County EMS included a wide range of roles - paramedic, field training officer, advanced practice paramedic, and district chief-and he played a leadership role in numerous large-scale incidents and events.

Seth holds a Bachelor of Science in Business Management from Franklin Pierce University and a Master of Science in Homeland Security Management from Long Island University. He has also completed executive education through the Naval Postgraduate School's Center for Homeland Defense and Security Executive Leaders Program and the UNC Chapel Hill School of Government's Municipal and County Administration program.

Alignment with Strategic Plan: This item aligns with Durham County Strategic

Goal: Safe and Resilient Community

Resource Persons: Mark Lockhart, NRP, Director, Office of Emergency Services and Seth Komansky, Chief Paramedic, Office of Emergency Services.

County Manager's Recommendation: The County Manager recommends that the Board recognize Seth Komasky as Durham County's new Chief Paramedic in the Office of Emergency Services.

25-0619

Resolution - Recognizing the 75th Anniversary of the Rougemont Ruritan Club (5min)

Agenda Text:

The Board is requested to recognize the 75th Anniversary of the Rougemont Ruritan Club.

The Rougemont Ruritan Club is the only club in the Ruritan at both the National and State levels who has had two National Presidents from the same club: Millard Thacker (2001-2002) and Linward Hedgspeth (2020-2022). Also, worth noting that Mr. Hedgspeth was the only African American ever elected to serve as a Ruritan National President.

Alignment with Strategic Plan: This item aligns with Strategic Plan Goal - Empowered Community.

Resource Persons: Wendy Jacobs, County Commissioner; Millard Thacker, President, Rougemont Ruritan Club.

County Manager's Recommendation: The County Manager recommends that the Board recognize the 75th Anniversary of the Rougemont Ruritan Club.

Attachments:

[Resolution - 75th Anniversary of the Rougemont Ruritan Club 2025](#)

25-0620

Resolution - Honor and Recognizing the Life and Legacy of Private First-Class Booker T. Spicely (5min)

Agenda Text:

The Board is requested to honor and recognize the life and legacy of Private First-Class Booker T. Spicely.

Alignment With Strategic Plan: This item aligns with Strategic Plan Goal - Empowered Community

Resource Persons: Stephen Valentine, County Commissioner; James Williams, Civil Rights Activist

County Manager's Recommendation: The County Manager recommends that the Board honor and recognize the life and legacy of Private First-Class Booker T. Spicely.

Attachments:

[Resolution - Private First-Class Booker T. Spicely 24Nov25](#)

7. Consent Agenda (15 min)

25-0579

Agreement - City-County Appearance Commission Interlocal

Agreement Amendment**Agenda Text:**

The Board is requested to approve the amendment of the Durham City-County Appearance Commission Interlocal Agreement setting an expiration date of January 1, 2026.

Summary

The Durham City-County Appearance Commission and Planning staff have developed a proposal to add an expiration date to the Interlocal Agreement and move the work of the Commission to an as-needed task force model.

Attachments

Attachment A: Letter from the Chair

Attachment B: Interlocal Agreement

Attachment C: Amendment and Termination of the Interlocal Agreement

Alignment with Strategic Plan: This item aligns with Durham County Strategic Goal: Sustainable Infrastructure & Environment. Maintaining, protecting, and improving natural and built systems to support a sustainable Community.

Resource Persons: Kayla Seibel, Senior Planner, Sara Young, AICP, Planning & Development Director.

County Manager's Recommendation: The County Manager recommends that the Board approve the amendment of the Durham City-County Appearance Commission Interlocal Agreement setting an expiration date of January 1, 2026.

Attachments:

[00 Staff Memo](#)

[01 Attachment A Letter from the Chair](#)

[02 Attachment B Interlocal Agreement](#)

[03 Attachment C Amendment and Termination to Appearance Commission ILA](#)

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.

Agenda Text:

The Board is requested to authorize the County Manager to enter into a contract in the amount of \$1,193,227 with Southern Wall Systems, LLC, utilizing Capital Improvement Funds (CIP) allocated for the project.

The Justice Services Center has been in need of window replacements for some time now. The window frames are original to the building and do not provide a thermal break between the outside temperatures and interior space. This allows for hot and cold transference during the summer and winter seasons, respectively. This condition

is not conducive to operating the facility under our best energy efficient practices. The windows and their surrounding openings also allow water infiltration into the building. The project will also require the contractor to seal all openings once the new windows are installed, as well as refurbish/repair all exterior cracks and spalling to the building surfaces.

This project will make the building more energy efficient, lowering its greenhouse gas (GHG) emissions and stop water infiltration to the inside of the building.

Alignment with Strategic Plan: This project aligns with- SI1b- Sustainable Infrastructure and Environment- Assessment and maintenance of current DCo facilities, equipment and vehicles

Resource Persons: Shawn Swiatocha- Assistant Director General Services, Motiryo Keambiroiro- Director General Services, Mike Cincala- Architect-W/Architecture

County Manager's Recommendation: The County Manager recommends that the Board 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.

Attachments:

[AAF Supplemental Document - Justice Services Exterior Refurbishment](#)

[IFB 26-009 Ext Renovation DCo Jus Svcs Ctr](#)

[IFB 26-009 - Bid Tabulation - Ext Reno - DCo Jus Svcs Ctr-1](#)

[Southern Wall Systems Proposal- IFB 26-009](#)

[Justice Services Center Exterior Renovations - Contractor Recommendation](#)

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

Agenda Text:

The Board is requested to approve Budget Amendment No.26BCC037 recognizing a \$600,000 grant from the NCDEQ Division of Water Resources (DWR) *Water Resources Development Grant Program*, in partnership with the Division of Mitigation Services (DMS) *Flood Resiliency Blueprint*, for the Whispering Pines Stream Restoration Project. The Board is also requested to authorize the Manager to enter into a contract with DWR to accept the grant funding.

NC DEQ has authorized the Division of Mitigation Services (DMS) to oversee the development of the North Carolina Flood Resiliency Blueprint, a state flood planning process to increase community resiliency to flooding throughout North Carolina's River basins, serve as a resource for riverine and stream management to reduce flooding and support the establishment and furtherance of local government stormwater maintenance programs. DWR has been allocated a portion of Blueprint

funding to provide state funds to offer cost-share grants for projects that reduce flooding or increase flood resiliency. Durham County applied for and has been awarded \$600,000 for the Whispering Pines Stream Restoration Project.

The Whispering Pines Mobile Home Park Stream Restoration Project was identified in the County Stormwater Nutrient Management Strategy as a potential project for compliance with the Falls Lake Nutrient Management Rules. The project consists of approximately 1,700 linear feet of stream restoration and a bioretention pond to treat stormwater on the property. The stream restoration project will remove sources of nitrogen and phosphorous from streambank erosion - helping the County meet the nutrient requirements of the Falls Lake Rules - while also reducing flooding impacts to residents of Whispering Pines Mobile Home Park.

The total estimated project cost is \$2.1 million. The County previously applied for and received a \$400,000 Local Assistance for Stormwater Infrastructure Investments (LASII) grant from the North Carolina Division of Water Infrastructure to cover the planning efforts for the Whispering Pines project. The County also received \$500,000 from the Division of Soil and Water's Streamflow Rehabilitation Assistance Program (StRAP). The County has also been selected to receive an additional \$240,000 in funding from the North Carolina Section 319(h) Nonpoint Source (NPS) Grant Program. That award is awaiting final EPA approval. In total, for the \$2.1 million dollar project, the County has received over \$1.7 million in grant funding - over 80% of the total cost.

Alignment with Strategic Plan: This agenda item supports Strategic Plan Goal 4: Environmental Stewardship and Community Prosperity. More specifically, it supports the objective of improving water quality and reducing flooding hazards to residents.

Resource Persons: Taylor Blausen, Grant Administrator for Engineering and Environmental Services; Ryan D. Eaves, PE, Stormwater and Erosion Control Division Manager; H. Jay Gibson, PE, Director of Engineering and Environmental Services

County Manager's Recommendation: The County Manager recommends that the Board approve Budget Amendment No.26BCC037 recognizing a \$600,000 grant from the NCDEQ Division of Water Resources (DWR) *Water Resources Development Grant Program*, in partnership with the Division of Mitigation Services (DMS) *Flood Resiliency Blueprint*, for the Whispering Pines Stream Restoration Project. The Board is also requested to authorize the Manager to enter into a contract with DWR to accept the grant funding.

Attachments:

[2025S WRDG FRB Award Letter Whispering Pines Stream Restoration](#)

[AAF-37 Recognizing Stormwater Grant for Whispering Pines \(\\$600K\)](#)

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**Agenda Text:**

The Board is requested to authorize the County Manager 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.

The Whispering Pines Mobile Home Park Stream Restoration Project was identified in the County Stormwater Nutrient Management Strategy as a potential project for compliance with the Falls Lake Nutrient Management Rules. The project consists of approximately 1,700 linear feet of stream restoration and a bioretention pond to treat stormwater on the property. The stream restoration project will remove sources of nitrogen and phosphorous from streambank erosion - helping the County meet the nutrient requirements of the Falls Lake Rules - while also reducing flooding impacts to residents of Whispering Pines Mobile Home Park.

KBS Earthworks was selected following a competitive bidding process, where they provided a well thought out approach to the Whispering Pines Project. KBS has over 20 years of stream restoration and stormwater construction experience, specializing in stream and wetland work. They have restored over 2 million feet of stream in North Carolina and Virginia, including several projects in Durham.

This project will be funded by a combination of grant funding ($\pm 80\%$) and County Stormwater Utility Fee dollars.

Alignment with Strategic Plan: This agenda item supports Strategic Plan Goal 4: Environmental Stewardship and Community Prosperity. More specifically, it supports the objective of improving water quality and reducing flooding hazards to residents.

Resource Persons: Ryan D. Eaves, PE, Stormwater and Erosion Control Division Manager; McKenzie Bradshaw, PE, Stormwater Manager; H. Jay Gibson, PE, Director of Engineering and Environmental Services

County Manager's Recommendation: The County Manager recommends that the Board authorize the County Manager 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.

Attachments:

[26-010 Whispering Pines Evaluation Committee Overall Ranking Score Sheet](#)

[Small Business Review Form-Agenda Action Form - IFB 26-010R Whispering P](#)

[Whispering Pines IFB - KBS](#)

[KBS Statement of Qualifications Whispering Pines Stream Restoration](#)

25-0606**Adoption of the Durham-to-Roxboro Rail Trail Plan****Agenda Text:**

The Board is requested to adopt the Durham-to-Roxboro Rail Trail Plan.

The Durham-to-Roxboro Rail Trail would convert a 26-mile inactive rail corridor into a multi-use trail. The Durham-to-Roxboro Rail Trail has been identified in multiple

local and regional plans since the 1980s as a high-priority project for improving transportation options and access to green space. The Durham-to-Roxboro Rail Trail is envisioned as a lasting community asset. It would offer a safe, accessible space for walking, running, and biking, for people of all ages and abilities. In addition to recreation, the trail would also serve as a new transportation option, linking neighborhoods, parks, schools, and other destinations while strengthening connections across Durham County and beyond.

A presentation of the Rail Trail Planning Study was provided at the October 6, 2025, work session. Feedback from the Board was used to inform and finalize the study report which is posted on the website: [<https://durham2roxborotrailplan.com/>](https://durham2roxborotrailplan.com/).

The plan divides the 18.2-mile corridor into five planning sections, each with recommendations for trailheads, community connectors, crossings, and stream infrastructure. It also includes planning-level cost estimates, implementation strategies, and potential funding sources to guide future development. While additional design and community engagement will be required, this plan represents the first step in realizing a safe, connected, and community-supported trail system that reflects Durham County's long-term commitment to active transportation, equitable access, and regional collaboration.

Alignment with Strategic Plan: This agenda item aligns with the Durham County Strategic Plan Goal Regional Leadership.

Resource Persons: Ellen Beckmann, AICP, Transportation Director; Brooke Roper, AICP, Transportation Planner

County Manager's Recommendation: The County Manager recommends that the Board adopt the Durham-to-Roxboro Rail Trail Plan.

Attachments: [AgendaActionForm_FinalPlanAdoption_11_24_2025](#)
[Durham-to-Roxboro Rail Trail Planning Study](#)

25-0617

Removal of Citizen Board Member Due to Poor Attendance

Agenda Text:

The Board is requested to remove the following member in keeping with the Attendance Policy approved by the Board of County Commissioners in August 2014. "If an appointee has absences (excused or unexcused) which constitute more than 50% of the meetings in any calendar year or three (3) consecutive unexcused absences or five (5) consecutive excused absences in any calendar year, he or she is obligated to resign."

- Durham Convention Center Authority - Laronte Bryant
- Durham County Women's Commission - Hannah Jeter

The Clerk's Office was notified of the absences and made attempts to contact the board member. There was no response.

Alignment with Strategic Plan: This item aligns with Strategic Plan Goal High Performing Organization.

Resource Persons: Monica Wallace, Clerk to the Board

County Manager's Recommendation: The County Manager recommends that the Board approve the removal of Laronte Bryant from the Durham Convention Center Authority and Hannah Jeter from the Durham County Women's Commission due to poor attendance.

25-0623

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

Agenda Text:

The Board is asked to authorize the County Manager to negotiate and enter into a \$535,356 yearly grant agreement with Urban Ministries of Durham (UMD). Durham County has played a vital role in Urban Ministries' operations from its inception in 1983, providing substantial annual operating support. The County owns the shelter side of the facility and leases it to UMD for \$1 per year, while maintaining ownership of critical building systems. UMD is Durham's primary, publicly funded shelter for the unhoused. The County recognizes the importance of UMD's non-profit services to the Durham community, as the number of individuals experiencing unsheltered homelessness in Durham has almost doubled since 2019. The County has made a payment of \$90,000 to Urban Ministries of Durham in advance of the full execution of this grant agreement. As such, this Agreement is inclusive of that advance and shall not be interpreted as an amount in addition to it.

Alignment with Strategic Plan: This item aligns with Goal 2, Healthy and Inclusive Community - Objective 1 (Increase healthy outcomes and quality of life for residents).

Resource Persons: Samantha Smith, Management Analyst, Office of the County Manager

County Manager's Recommendation: The County Manager recommends that the Board authorize the County Manager to negotiate and enter a FY2025-2026

Attachments:

[Full Funding Urban Ministries Grant Agreement.Final](#)

[UMD. FY 26 Scope of Services.FINAL](#)

25-0624

Approval of 2026 Board of County Commissioners' Meeting Schedule

Agenda Text:

The Board is requested to approve its 2026 meeting schedule. Once the schedule is approved, the Clerk's Office will place all dates on the calendar and invite all Commissioners to accept the meetings. The approved calendar will also be published on the website within 48 hours.

Please note there will be an amendment to this calendar to add the following:

- BOCC Budget/Policy Retreat in February 2026
- Additional BOCC/BOE Meeting in March 2026

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 2026 Board of County Commissioners' meeting schedule.

Attachments: [DRAFT - BOCC 2026 MEETING CALENDAR](#)

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.

Agenda Text:

The Board is requested to authorize the County Manager to sign an amendment to Sunbelt Rentals, Inc agreement in the amount of \$63,360.54. Funding for this additional cost will come from the Ongoing HVAC Upgrades CIP program-4190DC076. The additional cost to the contract is for extra months of rental for the William "Bill" Bell Building's temporary HVAC chiller. The current building chillers have been having issues and randomly shut down. General Services deemed it necessary to have a temporary chiller on site, in case the building chillers were to fail and unable to restart, during the cooling season.

General Services, DCo Engineering, O'Brien Atkins and a Dunham Bush (manufacturer) representative continue working to resolve the issues with the current chillers. At the height of the cooling season, the chillers were becoming more unreliable, and a solution has yet to be determined. That is when General Services decided to execute a contract for a temporary chiller. The original contract was completed for installation and one month's rental, not knowing at the time how long it would be needed for. If the contract was not done at that time, the availability of being able to rent a temporary chiller, later, was not promising. Sunbelt Rentals only had two available, nationwide, at the time.

Alignment with Strategic Plan: This project aligns with- SI1b- Sustainable Infrastructure and Environment- Assessment and maintenance of current DCo facilities, equipment and vehicles

Resource Persons: Claude Eubanks- HVAC Supervisor, Shawn Swiatocha- Assistant Director General Services, Motiryo Keambiroiro- Director General Services

County Manager's Recommendation: The County Manager recommends that the Board authorize the Manager to sign a contract amendment with Sunbelt Rentals of Funds Reservation #2600000091 in the amount of \$63,360.54. Additionally, allow the County Manager to sign any subsequent amendments or change orders for this contract, as long as the funds are available.

Attachments: [AAF Supplemental Document - Sunbelt Rental of Temp Chiller](#)
[FR 26-091 SUNBELT RENTALS INC. \(REV 073025\)](#)
[Contract Amendment 1- Sunbelt Rentals](#)

25-0626

Reappointment to GoTriangle Board of Directors

Agenda Text:

The Board is requested to reappoint Patrick Hannah for his second term on the GoTriangle Board of Directors as the Joint City-County Representative. Mr. Hannah's second term would expire on November 30, 2029.

Mr. Hannah's second term was approved by the City Council at their regular meeting held on November 17, 2025 at City Hall.

Alignment with Strategic Plan: This item aligns with focus area: High Performing Organization.

Resource Persons: Nida Allam, Chair, Board of County Commissioners

County Manager's Recommendation: The County Manager recommends that the Board appoint Patrick Hannah for a second term-which would expire on November 30, 2029-on the GoTriangle Board of Directors as the Joint City-County Representative.

25-0629

Approval of Property Tax Releases and Refunds for October 2025

Agenda Text:

The Board is requested to approve the Releases & Refunds for October 2025, 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 October 2025.

This month's report includes releases and refunds for tax year 2025 totaling \$ 1,913,353.05. Prior tax years' (2015-2024) releases and refunds are in the amount of \$ 9,385.51. October 2025, releases and refunds total \$ 1,922,738.56.

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 J. Doyle, Tax Administrator

County Manager's Recommendation: The County Manager recommends that the

Board approve the property tax release and refund report for October 2025, as presented and authorize the Tax Assessor to adjust the tax records as outlined by the report.

Attachments: [Releases and Refunds Backup Detail-October 2025-Nov 24, 2025](#)
[Backup-Bill Release Report October 2025-Nov 24, 2025](#)
[Backup-Pending Refund Report October 2025-Nov 24, 2025](#)
[NCVTS September Refunds](#)

8. Public Hearings (30 min)

25-0614

Public Hearing - Text Amendment - RTP 3.0: A Privately Initiated Unified Development Ordinance (UDO) Text Amendment (15min)

Agenda Text:

The Board is requested to conduct a public hearing and receive comments on the *Unified Development Ordinance* Text Amendment and if appropriate based on the comments received during the hearing, approve the ordinance text change and consistency statement with the following motions:

Summary

TC2500001 is 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.

Motions

To conduct a public hearing to receive comments and consider the following motions:

Motion 1: 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*, and,

Motion 2: To adopt a Consistency Statement as required by N. C. G. S. Sec. 160D-605.

Attachments

Attachment A - Planning Commission Written Comments

Attachment B - Comprehensive Plan Alignment, per the Applicant

Attachment C - Campus Master Plan

Attachment D - Proposed Ordinance Language

Attachment E - Recorded Covenants

Alignment with Strategic Plan: This item aligns with Durham County Strategic Goal: Sustainable Infrastructure & Environment. Maintaining, protecting, and

improving natural and built systems to support a sustainable Community

Resource Persons: Robin Schultze, CUCF, Principal Planner / Arborist and Sara Young, AICP, Planning & Development Director.

County Manager's Recommendation: The County Manager recommends that the Board receive comments on the *Unified Development Ordinance* Text Amendment and consider the motions and if appropriate based on the comments received during the hearing, approve the ordinance change and consistency statement.

Attachments:

[Attachment 00 - Memo](#)

[Attachment A - Planning Commission Written Comments](#)

[Attachment B - Comprehensive Plan Alignment](#)

[Attachment C - Campus Master Plan](#)

[Attachment D - Proposed Ordinance Language](#)

[Attachment E - Recorded Covenants](#)

25-0615

Public Hearing - Zoning Map Change - RTP Rezoning (Z2500025) (15min)

Agenda Text:

The Board is requested to conduct a public hearing and receive public comments on the Zoning Map Change RTP Rezoning (Z2500025), and consider the following motions:

Motion 1: 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; and

Motion 2: To adopt a Consistency Statement as required by N.C.G.S. Sec. 160D-605.

Summary

Durham County, in conjunction with the Research Triangle Foundation, proposes to change the zoning designation of 164 parcels of land totaling 5,059.19 acres (including right-of-way), encompassing the entirety of Research Triangle Park (RTP) within Durham County except for the Durham County Wildlife Club (located at 3616 Hopson Road). The current zoning is Science and Research Park (SRP), Science and Research Park-Core (SRP-C), Industrial Light (IL), Industrial Park (IP), Office and Institutional (OI), Residential Suburban-20 (RS-20), and Residential Rural (RR).

Attachments

Attachment A - Zoning Context Map

Attachment B - Aerial Map

Attachment C - Place Type Map

Attachment D - Zoning Map Change Report

Attachment E - Comprehensive Plan Consistency Review
Attachment F - Planning Commission Written Comments
Attachment G - Zoning Ordinance
Attachment H - Consistency Statement
Attachment I - RTP 3.0 Vision Plan

Alignment with Strategic Plan: This item aligns with Durham County Strategic Goal: Sustainable Infrastructure & Environment. Maintaining, protecting, and improving natural and built systems to support a sustainable Community.

Resource Persons: Aaron Cain, AICP, Senior Planning Supervisor and Sara Young, AICP, Planning & Development Director.

County Manager's Recommendation: The County Manager recommends that the Board conduct a public hearing and receive public comments on the Zoning Map Change RTP Rezoning (Z2500025), and if appropriate based on the comments received during the hearing, approve the ordinance change and consistency statement.

Attachments:

[Attachment 000 BOCC Memo](#)
[Attachment A - Zoning Context Map](#)
[Attachment B - Aerial Map](#)
[Attachment C - Place Type Map](#)
[Attachment D - Zoning Map Change Report](#)
[Attachment E - Comprehensive Plan Consistency Review](#)
[Attachment F - Planning Commission Written Comments](#)
[Attachment G - Zoning Ordinance](#)
[Attachment H - Consistency Statement](#)
[Attachment I - RTP 3 0 Vision Plan](#)
[Item 25-0615 - Z2500025 BOCC Presentation](#)

9. Board and Commission Appointments (10 min)

25-0618

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:

- Library Board of Trustees

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 - 11.24.2025](#)

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

11. Adjournment