



# Durham County

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

## Meeting Agenda Board of County Commissioners

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Monday, January 5, 2026

9:00 AM

Commissioners' Chambers

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### Work 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.

### 9:00 am Work Session Agenda

#### 1. Citizen Comments (30 min)

##### 26-0015

##### Citizen Comments (30min)

##### Agenda Text:

The Board of County Commissioners will provide a 30-minute comment period at a meeting once a month. Any resident of Durham County wishing to speak shall have an opportunity to do so. The Board may direct staff to research and reply to the concerns, if appropriate. Speakers were asked to provide comments prior to the start of the meeting so that staff may reply to comments and/or questions. All speakers are

requested to refrain from addressing issues related to personnel matters.

**Alignment with Strategic Plan:** Resident engagement aligns with all five of the strategic goals by allowing the Board to receive comments and concerns from the community related to important issues in Durham County.

**Resource Persons:** Monica W. Wallace, Clerk to the Board

**County Manager's Recommendation:** The County Manager recommends that the board receive resident comments and direct staff to respond, as deemed appropriate.

## 2. Consent Agenda (20 min)

### [25-0592](#)

#### **Budget Ordinance Amendment No. 26BCC042 Appropriating \$65,000 of Lebanon Fire Tax District Fund Balance and Increasing the Distribution to Lebanon Fire Department for the Purchase of a Response Vehicle**

**Agenda Text:**

The Board is requested to approve Budget Ordinance Amendment No. 26BCC042 appropriating \$65,000 of Lebanon Fire Tax District Fund Balance to purchase a 2026 Chevrolet Silverado 2500 HD pick-up truck to be used as an emergency response vehicle. The Lebanon Fire Department has requested a fund balance distribution to replace a 2012 sports utility vehicle that was sold over the summer with 136,000 miles and no longer serviceable as an emergency response vehicle. These funds will be distributed to the district at their request and will be used for vehicle purchase (\$55,315) and upfit costs (\$7,700). An additional \$1,985 will cover any price difference in the upfit cost. The Lebanon Fire Department covers approximately 25 square miles of Durham County, a population estimated at 16,500 and responds to approximately 1300 emergency calls annually.

These funds are in a county-held fund balance for the department. Distribution of this amount complies with Finance's fiscal policies and ensures that the remaining balance reserve level is sufficient for future needs.

**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

**County Manager's Recommendation:** The County Manager recommends that the Board approve Budget Ordinance Amendment No. 26BCC042 appropriating \$65,000 of Lebanon Fire Tax District Fund Balance to purchase a response vehicle.

**Attachments:**

[2500 Lebanon Truck Quote](#)

[Upfit Cost estimate](#)

[BCC-42 Legal Form](#)

**25-0650**

**Approve Capital Project Amendment No.26CPA013 and Budget Ordinance Amendment No.26BCC044 Appropriating \$276,244.80 of Debt Service Fund Fund Balance and Transferring the Funding to the PAYGO Fund to Support the Lincoln Community Health Center Parking Lot Expansion Capital Project (4730DC159); as well as Authorize an Increase in the Owner's Contingency to the contract with WC Construction in the Amount of \$276,244.80 to Execute Any Necessary Change Orders for the LCHC Parking Lot Expansion for a Total Not-to-Exceed of \$1,333,344.80**

**Agenda Text:**

The Board is requested to approve Capital Project Amendment No.26CPA013 and Budget Ordinance Amendment No.26BCC044 appropriating \$276,244.80 of Debt Service Fund Fund Balance and transferring the funding to the PAYGO Fund to support the Lincoln Community Health Center Parking Lot Expansion Capital Project (4730DC159); as well as authorizing an increase to the owners contingency to the contract with WC Construction in the amount of \$276,244.80.00, to execute any necessary change orders for the LCHC Parking Lot Expansion for a total Not-to-exceed of \$1,333,344.80 (See Attachment 1, Page 1).

**Durham County Capital Projects      Current Budget      Increase/Decrease**  
**Updated Budget**

Lincoln Community Health Center Parking Lot Expansion Capital Project (4730DC159)	\$1,090,600.00	\$276,244.80	\$1,366,844.80
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On March 9, 2020, the Board of County Commissioners created the Lincoln Community Health Center Parking Lot Expansion Project account and authorized the execution of a contract with Surface 678 (S678) to provide Engineering services for this project. The scope of work included demolition of existing lawn area to provide space for construction of an expanded parking lot, minor grading improvements, perimeter fence installation, storm drainage installation, and landscape plantings in and surrounding the parking lot. There are offsite drainage improvements that will cross Fayetteville Street to the west of the project site and will include storm drainpipe installation within the right-of-way of Fayetteville Street and along Linwood Avenue.

On January 22, 2024, the Board of County Commissioners approved a construction contract for the Lincoln Community Health Center Parking Lot Expansion Project account and authorized the execution of a contract with WC Construction (WCC) to provide construction services for \$1,057,100.00 for this project. The project required storm piping to be installed across Fayetteville St. along Linwood Avenue to allow the appropriate drainage from the site. This amendment will allow the contracting team to address unforeseen conditions and conflicts between storm piping, existing utilities and rock encountered resulting from the depth and necessary layout of proposed installation of the offsite storm utility improvements. This work is required for the project to obtain a Certificate of Compliance at its completion.

Funding for this amendment will be deposited in the Capital Project account

The new parking addition is complete, and Lincoln is providing services to an additional 2,400 clients, which requires more than 30 new staff. Additional grants over time have added approximately 50 people to the staff and they have been parking on Massey, Spaulding, Linwood, and Merrick Streets. The expanded parking lot has helped alleviate complaints and provided security for staff.

**Alignment with Strategic Plan:** This project aligns with Goal 5 by providing more efficient service delivery and better customer service through the expansion of the parking lot at this location.

**Resource Persons:** Brenda Hayes-Bright, Assoc. AIA, CDT, MPM, Project Manager Peri Manns, ASLA, Deputy Director of Engineering & Environmental Services, Keith Lane, Director of Budget & Management, William Seagroves, Chief Financial Officer, LCHC.

**County Manager's Recommendation:** The Board is requested to authorize the County Manager to approve Capital Project Amendment No.26CPA013 and Budget Ordinance Amendment No.26BCC044 appropriating \$276,244.80 of Debt Service Fund Fund Balance and transferring the funding to the PAYGO Fund to support the Lincoln Community Health Center Parking Lot Expansion Capital Project (4730DC159); as well as authorizing an increase to the owners contingency to the contract with WC Construction in the amount of \$276,244.80.00, to execute any necessary change orders for the LCHC Parking Lot Expansion for a total Not-to-exceed of \$1,333,344.80 (See Attachment 1, Page 1).

**Attachments:** [AAF Supplemental Document LCHC CPA Construction contract AmendmentV](#)  
[251208 Lincoln Additional Funds Letter - Rev](#)  
[BCC-44 Legal Form](#)  
[CPA-13 LEGAL FORM LCHC Parking Lot Exp \(\\$276,244.80\)](#)

**26-0000** **Authorize execution of the Public Art Agreement with Visual Original Customs, LLC (Derrick Monk) for the Design, Fabrication/installation at the Board of Elections Building located at 3825 S. Roxboro St#101, Durham NC for a total not-to-exceed \$110,000**

**Agenda Text:** The Board is hereby requested to authorize the County Manager to enter into a contract with artist, Derrick Monk (Visual Original Customs LLC), for the design, fabrication and installation of the Public Art at the Board of Elections located at 3825 S Roxboro St #101, Durham, NC 27713 for \$100,000, plus an owners contingency for \$10,000 for a total not to exceed amount of \$110,000. (See Attachment 1, page 1).

The RFQ for Public Art was advertised and posted on the CAFÉ (Call for Entry)

website on January 14, 2024. One hundred and sixty-four applications were received on February 15, 2024. An Art Review Committee comprised members from Engineering, Architects, City of Durham, and Community organizations to review the online applications. The review committee reviewed responses and brought forward the top twelve applicants. Artist was selected as the Artist for the project Public Art. The committee agreed to enter into a contract for the Public Art design based on the body of work highlighted during the evaluation and interview process.

On November 18, 2025, Derrick Monk presented the current concept to the Durham Public Art Committee. The Public Art Committee recommended moving forward with this project. The funds for this project are included in the Board of Election Capital Project account. (See attachment 2, pages 1-4)

**Alignment with Strategic Plan:** The Public Art at this facility meets Sustainability Goal to Create, maintain and preserve vibrant inclusive spaces in the County

**Resource Persons:** Brenda Hayes-Bright, Assoc. AIA, CDT, MPM, Project Manager, Sarah Martin, Public Art Coordinator, Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services, and Jay Gibson, P.E., Director of Engineering and Environmental Services.

**County Manager's Recommendation:** County Manager to recommends that the Board approve authorize the County manager to enter into a contract with artist, Derrick Monk (Visual Original Customs LLC), for the design, fabrication and installation of the Public Art at the Board of Elections building located at 3825 S Roxboro St #101, Durham, NC 27713 for \$100,000, plus and owners contingency of \$10,000 for a total not to exceed amount of \$110,000.

**Attachments:** [AAF Supplemental BOE Public Art 12082025](#)  
[Attachment 1 Monk Proposed Fee 12082025](#)  
[Attachment 2 DCo Board of Elections Public Art](#)

**26-0001** **Approval of Capital Project Amendment No.26CPA014 and Budget Ordinance Amendment No. 26BCC045 Appropriating \$150,107.33 of Debt Service Fund Fund Balance and Transferring the Funding to the PAYGO Fund to Support Increases to the New Lincoln Community Health Center Building Modernization Upgrades Capital Project (4730DC167)**

**Agenda Text:** The Board is requested to authorize the County Manager to approve Capital Project Amendment No.26CPA014 and Budget Ordinance Amendment No.26BCC045 appropriating \$150,107.33 of Debt Service Fund Fund Balance and transferring that funding to the PAYGO Fund to support the increases to the new Lincoln Community Health Center Building Modernization Upgrades Capital Project (4730DC167). This increase brings the total support to \$741,107.33, which will fund urgent repairs at the

Lincoln Community Health Center. (See Attachment 1, Page 1).

Project Name and Number	Current Budget	Increase / Decrease	Updated Budget
LCHC Building Modernization Upgrades Project (4730DC167)		\$591,000.00	\$150,107.33
	\$741,107.33		
<b>TOTAL</b>	<b>\$591,000.00</b>	<b>\$150,107.33</b>	<b>\$741,107.33</b>

On September 22, 2025, the Board approved funding for the LCHC Modernization Upgrades in the amount of \$591,000. Since that time project scope and building code requirements have increased costs associated with initial repairs.

The Lincoln Community Health Center (LCHC) is located at 1301 Fayetteville St., Durham serving the uninsured in the Durham community. The funds will be used to complete repairs and replacement of various systems within the facility in the amount of \$591,000.00 including a 10% contingency. (See Attachment 1, Pages 1-37).

The facility was constructed in 1982 and many of the building systems require repairs and/or replacement to keep the facility operational serving the most vulnerable in the community. The repairs and replacements include replacing the existing generator, hot water coils associated with buildings chiller equipment, replacing (2) existing elevators and patching and striping of existing parking lots and associated activities.

Funding for these contracts will be provided by Durham County with the Lincoln Community Health Center administering the contracts to expedite the repairs. Lincoln has agreed to commit initial funding for the projects and receive reimbursement from the County, similar to what the County has done on previous Grant-funded projects performed at the facility. Completion of these repairs and improvements will provide a reliable working environment for staff and citizens seeking Public Health services at Lincoln Community Health Center.

**Alignment with Strategic Plan:** This project aligns with Goal 5 by providing a reliable working environment for staff and citizens seeking Public Health services

**Resource Persons:** Peri Manns, ASLA, Deputy Director of Engineering & Environmental Services, Brenda Hayes-Bright, Assoc. AIA, CDT, MPM, Project Manager, Keith Lane, Director of Budget and Management Services, Claretta Foye, Chief Executive Officer, Lincoln Community Health Center.

**County Manager's Recommendation:** The Board is requested to authorize the County Manager to approve Capital Project Amendment No.26CPA014 and Budget Ordinance Amendment No.26BCC045 appropriating \$150,107.33 of Debt Service Fund Fund Balance and transferring that funding to the PAYGO Fund to support the increases to the new Lincoln Community Health Center Building Modernization Upgrades Capital Project (4730DC167). This increase brings the total support to \$741,107.33, which will fund urgent repairs at the Lincoln Community Health Center. (See Attachment 1, Page 1).

**Attachments:**      [AAF Supplemental LCHC Modernization Upgrades 12092025](#)  
[Attachment LCHC Modernization Upgrades Increase 12082025](#)  
[CPA-14 LEGAL FORM LCHC Building Modernization \(\\$150,107.33\)](#)  
[BCC-45 Legal Form](#)

**26-0002**      **Standard Non-Reimbursable Utility Contracts for the Extension of the County Sanitary Sewer System**

**Agenda Text:**      The Board is requested to authorize the County Manager to execute five (5) Utility Contracts for extensions of the County sanitary sewer system. These contracts are the County's Standard Non-Reimbursable Contract. Attached are copies of the signed Standard Non-Reimbursable Utility Contracts with location maps (each labeled).

1. Windhaven Crossing (Project #24-010) - Contract with Caruso Builder Windhaven Crossing, LLC to extend the County sewer system by approximately 320 linear feet of 8-inch PVC pipe, 842 linear feet of 8-inch ductile iron pipe and eleven manholes to serve 52-unit townhome development, located at 2600 Ellis Road in Durham.
2. Bethpage Apartments Phase 2 (Project #22-030) - Contract with Chin Page Apartments Owner, LLC to extend the County sewer system by approximately 20 linear feet of 8-inch PVC pipe, 22 linear feet of 8-inch ductile iron pipe and two manholes to serve 336-unit apartment complex, located off Chin Page Road in Durham.
3. Spanish for Fun Daycare (Project #24-021) - Contract with Grail Properties, LLC to extend the County sewer system by approximately 84 linear feet of 8-inch ductile iron pipe and one manhole to serve a daycare facility, located at 2511 S. Miami Blvd. in Durham.
4. Page Road Parcels (Project #24-003) - Contract with Greenwood Homes - Raleigh, LLC to extend the County sewer system by approximately 549 linear feet of 8-inch PVC pipe, 1,056 linear feet of 8-inch ductile iron pipe and twelve manholes to serve 68-unit townhome development, located at 2912 and 2914 Page Road in Durham.
5. Page Corners (Project #25-016) - Contract with Page Road Apartments, LP to extend the County sewer system by approximately 328 linear feet of 8-inch PVC pipe and once new manhole to serve 160-unit multifamily development, located at 4004 Page Road in Durham.

**Alignment with Strategic Plan:** This item aligns with Durham County Strategic Plan: Sustainable Infrastructure & Environment, as these extensions will serve multiple home sites and businesses.

**Resource Persons:** Jay Gibson PE, Director of E&ES; Stephanie Brixey, Deputy Director; Vince Chirichella PE, Senior Project Manager

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



Board authorize the County Manager to execute the five (5) Utility Contracts for extensions of the County sanitary sewer system.

**Attachments:**     [AAF Sewer Acceptance Supplemental Document - Non-contract Revised](#)  
[Windhaven Crossing](#)  
[Bethpage Apartments Phase 2](#)  
[Spanish for Fun](#)  
[Page Rd Parcels](#)  
[Page Corners](#)

**26-0003**     **Award Contract to Taplin Group, LLC. for Manhole and Sewer Line Inspection Services for the Durham County Utilities Division in the Amount of \$223,703**

**Agenda Text:**     The Board is requested to authorize the County Manager to enter into a standard service contract in the amount of \$223,703 with Taplin Group, LLC (RFP 26-007) to provide Manhole and Sewer Line Inspection Services for the Utilities Division's sewer collection system. The initial term of the contract begins once approved with the option to renew it by the County for four (4) successive one (1) year periods, under the same terms and conditions. This contract is funded by the Sewer Utility Enterprise Fund.

**Alignment with Strategic Plan:** This action is in accordance with Durham County Strategic Plan: "Sustainable Infrastructure & Environment," as this contract will ensure compliance with Permit WQCS00038.

**Resource Persons:** Jay Gibson PE, Director of E&ES; Stephanie Brixey, Deputy Director of E&ES

**County Manager's Recommendation:** The County Manager recommends the Board to authorize the County Manager to enter into a standard service contract in the amount of \$223,703 with Taplin Group, LLC (RFP 26-007) to provide Manhole and Sewer Line Inspection Services for the Utilities Division's sewer collection system.

**Attachments:**     [Supplemental Document](#)  
[Small Business Review Form-Agenda Action Form -RFP 26-007 -Manhole & Sewer Line Inspection Srvcs for \[](#)  
[RFP 26-007 Proposal Tabulation Manhole & Sewer Line Inspection Srvcs for \[](#)  
[Evaluation Summary RFP 26-007](#)

**26-0006**     **Approve and Authorize the Manager to Execute four (4) Lease Agreements for the County-owned Shoppes of Hope Valley Shopping Center, Pending Approval from the County Attorney's Office.**

**Agenda Text:**     The Board is requested to approve and authorize the Manager to execute four (4) lease agreements for the County-owned Shoppes of Hope Valley (SoHV) shopping



center, pending approval from the County Attorney's Office. The SoHV shopping center is located at 3825 S. Roxboro Street.

The first lease is with Lohki Movement, LLC for a 10-year term and total value of \$701,688. Lokahi Movement is a boxing gym and fitness studio with group and personal instruction that will occupy two adjacent units at SoHV.

The second lease is with IBEX Wireless LLC, DBA Total Wireless for a 10-year term and total value of \$350,844. Total Wireless is a pre-paid discount arm of Verizon Wireless.

The third lease is with Island Rhythm Cafe for an 8-year term and total value of \$268,555. Island Rhythm Café is a Jamaican Smoothie Shop that will offer coffee drinks and teas, fresh fruit smoothies and pastries. In the afternoon, they will offer sandwiches, salads and snacks.

The fourth lease is a renewal for an existing tenant, Tweetie Nails, LLC, DBA Diva Nails, for an 8-year term and total value of \$300,524. Diva Nails has been a tenant of SoHV since 2002. Their current lease expires January 31, 2026. This agreement converts their original lease to the County's standard lease template and extends their occupancy to 2033.

Please see the four attached leases for detailed terms.

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

**Resource Persons:** Christy Raulli, Senior Real Estate Officer; Peri Manns, ASLA, LEED GA Deputy Director, Engineering and Environmental Services; Jay Gibson, P.E., Director, Engineering and Environmental Services; Maurice Jones, Deputy County Manager; and Curtis Massey, Deputy County Attorney.

**County Manager's Recommendation:** The County Manager recommends that the Board approve and authorize the Manager to execute four (4) lease agreements for the County-owned Shoppes of Hope Valley shopping center, pending approval from the County Attorney's Office.

**Attachments:**

[Lokahi Movement Lease](#)

[Total Wireless Lease](#)

[Island Rhythm Cafe Lease](#)

[Diva Nails Lease](#)

**26-0009**

**Authorize the County Manager to Enter into a Contract with Brady Trane Services, Inc., DBA Icon Boiler, Inc in the Amount of \$503,423.37 for the Purposes of Replacing Two Steam Boilers at the Durham County Detention Center with Funding Being Provided and**

**the Authority to Approve any Amendments and/or Change Orders to the Contract as long as Funding is Available in the CIP Programming for Ongoing HVAC Replacements and Upgrades (4190DC076).**

**Agenda Text:**

The Board is requested to authorize the County Manager to enter into a contract with Brady Trane Services, Inc., DBA Icon Boiler, Inc. in the amount of \$503, 423.37, utilizing funds from our Ongoing HVAC Equipment Upgrade and Replacement CIP Program (4190DC076)

The two existing steam boilers are original to the building and 33 years old. They have lasted beyond their life expectancy, which by industry standards is up to 30 years. One of the current steam boilers is no longer operational and is beyond repair. The second one is still operating but has required significant maintenance over the last year. These two steam boilers provide reheat functions to our HVAC systems heating capabilities throughout the building. Due to the age of the boilers, locating replacement parts can be difficult, if not impossible. If the second boiler breaks down, and is not repairable, the building will not be able to heat to State required standards.

**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 County Manager to enter into a contract with Brady Trane Services, Inc., DBA Icon Boiler, Inc. in the amount of \$503, 423.37, utilizing funds from our Ongoing HVAC Equipment Upgrade and Replacement CIP Program (4190DC076), and approve any amendments and/or change orders for the contract as long as funding is available in the program.

**Attachments:**

[AAF Supplemental Document - Steam Boiler Replacement @ Detention Center](#)  
[RFP 26-011 - Bid Tabulation -Boiler Replacement- Durham County Detention C](#)  
[RFP 26-011 Committee Scoresheet](#)  
[Brady-Trane Proposal for RFP 26-011](#)  
[RFP26-011 Boilers Replacement- Durham County Detention Center FINAL](#)

### 3. Discussion Items (290 min)

**26-0014**

**Suspend the Rules to Authorize the County Manager to Execute Lease Agreement for OES Fleet Maintenance Facility (5min)**

**Agenda Text:**

The Board is requested to suspend the rules to authorize the County Manager to execute the Lease Agreement for the Durham County Office of Emergency Services (OES) Fleet Maintenance Repair Facility between Knightdale Holdings, LLC

(Landlord) and the County of Durham (Tenant) at 1129 E Geer Street, Durham, NC, to avoid delays in lease execution and ensure timely relocation of OES Fleet Maintenance operations.

**Background:**

On July 28, 2025, the Board approved Budget Ordinance Amendment #26BCC006 appropriating \$30,000 in General Fund fund balance for payment of lease expenses and approved the Lease Agreement for the OES Fleet Maintenance Repair Facility at 1129 E Geer Street. The lease term is August 1, 2025 through July 31, 2029, with first-year rent of \$119,550 and annual escalations of 3%.

Durham County has leased space for OES Fleet Maintenance at 122 Stone Park Court since 2016. That property was sold to the North Carolina Railroad in 2023 and is slated for demolition to allow for rail realignment. The County must vacate by May 1, 2026. After evaluating multiple options, staff determined that 1129 E Geer Street is the best temporary location until the permanent co-located facility at Junction Road is completed under the County's Capital Improvement Plan.

The Board has already approved the lease terms and funding. This action requests that the Board delegate authority to the County Manager to execute the Lease Agreement, consistent with those previously approved terms and legal review.

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

**Resource Persons:** Christy Rauli, Senior Real Estate Officer; Dan Nosbusch, Project Manager; Peri Manns, Deputy Director; Jay Gibson, Director, Engineering and Environmental Services; Marc Ferguson, EMS Administration and Finance, Mark Lockhart, Emergency Services Director; Curtis Massey, Deputy County Attorney

**County Manager's Recommendation:** The County Manager recommends that the Board suspend the rules to authorize the County Manager to execute the Lease Agreement for the Durham County Office of Emergency Services (OES) Fleet Maintenance Repair Facility between Knightdale Holdings, LLC (Landlord) and Durham County (Tenant) at 1129 E Geer Street, Durham, NC, to avoid delays in lease execution and ensure timely relocation of OES Fleet Maintenance operations.

**Attachments:** [1129 E Geer St - Lease - Durham County EMS](#)

**26-0016**

**Child Welfare System Roles and Responsibilities Report (60min)**

**Agenda Text:**

The Board is requested to receive a report on the roles and responsibilities within the Child Welfare System in Durham County, including a presentation on the Fundamentals of Abuse/Neglect/Dependency Court.

**Alignment with Strategic Plan:** This item aligns with Strategic Plan Goals - Safe &

Resilient Community: Creating a community where all residents feel safe and can prosper.

SR 2: Lessen the potential for harm and dangerous situations in the community.

**Resource Persons:** Maggie Clapp, Durham County Director of Social Services, Jacinta Jones and Patrick Kuchyt, Durham County Senior Assistant County Attorneys.

**County Manager's Recommendation:** The County Manager recommends that the Board receive a report on the roles and responsibilities of the Child Welfare System in Durham County.

**Attachments:** [Durham Child Welfare Roles](#)  
[Fundamentals of Dependency Court](#)

### **26-0013**

#### **Downtown Durham, Inc. Blueprint Presentation (45min)**

**Agenda Text:** The Board is requested to receive a report on the Downtown Durham, Inc.: Blueprint 2035 project. The Blueprint is a detailed plan on how downtown Durham can preserve its unique character while supporting continued growth and vibrancy. It includes a shared vision, seven targeted goals that each have deliberate strategies which are further defined through implementable actions. Additionally, the Downtown Durham Blueprint provides a detailed implementation matrix identify key partners, in progress projects, early action projects, and longer-term projects.

**Alignment with Strategic Plan:** This item aligns with Regional Leadership, Objective RL 1 Connect Durham residents to good jobs and economic opportunities and RL 1c Support our small business ecosystem through connections to funding, technical assistance and resources.

**Resource Persons:** Nicole Thompson, President and CEO of Downtown Durham, Inc.

**County Manager's Recommendation:** The County Manager recommends that the Board receives the presentation on the Downtown Durham, Inc. Blueprint 2035 and provide feedback on the plan.

**Attachments:** [Downtown Blueprint Cover Memo](#)  
[Downtown Durham Blueprint 2035 Presentation](#)

### **26-0010**

#### **FY2026-27 Durham Annual Transit Work Program Presentation (30min)**

**Agenda Text:** The Board is requested to receive a presentation on the FY2026-27 Durham Annual Transit Work Program.

As part of the appropriations process for the Durham Transit Plan, an annual Work

Program is developed which includes a budget for the upcoming fiscal year. The 2023 Transit Governance Interlocal Agreement (ILA) determines the process by which the annual budget is developed and approved. Under the guidance of the ILA, the Work Program requires approval by the Durham Board of County Commissioners and GoTriangle Board of Trustees.

**Alignment with Strategic Plan:** This item aligns with Durham County Strategic Goal: Regional Leadership

**Resource Persons:** Ellen Beckmann, AICP, Transportation Director; Brandi Minor, CLGFO, Senior Administrative Officer; Curtis Scarpignato, Transportation Planner

**County Manager's Recommendation:** The County Manager recommends that the Board of County Commissioners receive a presentation on the FY27 Work Program. We also request the Board to provide guidance to staff on expectations for the Draft Work Program, which is scheduled for release by the Staff Working Group in February 2026.

**Attachments:**

[FY27 Transit Work Program Memo](#)

[Durham Transit Plan FY27 Work Program - Presentation - January 2026 2](#)

## LUNCH BREAK

### **26-0007**

#### **Ordinance - TC2500002: RV Parking Amendment (30min)**

**Agenda Text:**

The Board is requested to review and provide comments on the proposed Unified Development Ordinance text amendment.

#### **Summary**

Text Amendment TC2500002 is a staff-initiated request to amend Section 10.2.3, *Vehicle Parking and Uses, of the Unified Development Ordinance (UDO)*, in order to allow flexibility for RV parking in residential zoning districts.

#### **Attachments**

**Attachment A:** TC2500002 Draft Ordinance Language (Track Changes Version)

**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:** Scott Whiteman, Senior Planning Manager, AICP, and Sara Young, AICP, Planning & Development Director.

**County Manager's Recommendation:** The County Manager recommends that the Board review and provide comments on the proposed Unified Development Ordinance text amendment.

**Attachments:**      [Attachment 00 - Memo](#)  
                                 [Attachment A - RV Parking Amendment \(Track Changes Version\) - BOCC](#)

**26-0008**      **Ordinance - New Unified Development Ordinance (UDO) Update (60min)**

**Agenda Text:**      The Board is requested to review and provide comments on the proposed New Unified Development Ordinance project.

**Motion:**

To receive a presentation regarding the New *Unified Development Ordinance* (UDO) project and provide any necessary direction to staff.

**Summary**

The creation of the new *Unified Development Ordinance* (UDO) is intended to be an important tool for the implementation of the 2023 *Durham Comprehensive Plan* (see *Attachment A: UDO Related Actions from the Comprehensive Plan*). This draft is being produced by Code Studio and a team of technical consultants. Planning & Development Department staff are leading the community-wide engagement and T.G. Allen and Associates is managing the Engagement Ambassadors' Program for the project. Staff, Code Studio, and T.G. Allen and Associates have been working collaboratively through three phases of engagement over the last 18 months to share proposed UDO content with residents for their feedback. This presentation will provide project background and an overview of the content to date, including proposed policy shifts from the existing ordinance and highlights from the engagement results.

**Attachments**

**Attachment A:** Related Actions from the Comprehensive Plan

**Attachment B:** Code Audit and Approach Summary

**Attachment C:** Draft New UDO Content

**Attachment D:** Quick Guide to New Zoning Districts

**Attachment E:** Draft Use Table (April 2025)

**Attachment F:** Place Type to Zoning Districts Key

**Attachment G:** R- Districts Map

**Attachment H:** R-D District Density Change Map

**Attachment I:** RS-20 Proposed for R-B or R-D Map

**Attachment J:** RX- and CX- Districts Map

**Attachment K:** Presentation

**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:** Bo Dobrzanski, AICP, CZO, Assistant Planning Director, and Sara Young, AICP, Planning & Development Director.

**County Manager's Recommendation:** The County Manager recommends that the Board review and provide comments on the proposed New Unified Development Ordinance project.

**Attachments:**

[New UDO Update Memo](#)

[Attachment A - Comprehensive Plan Actions related to the New UDO Project](#)

[Attachment B - Code Audit and Approach Summary](#)

[Attachment C - Draft New UDO Content](#)

[Attachment D - Quick Guide to New Zoning Districts](#)

[Attachment E - Draft Use Table \(April 2025\) - updated 11-13-25](#)

[Attachment F - Place Type to Zoning Districts Key](#)

[Attachment G - R- Districts Map](#)

[Attachment H - R-D District Density Change Map](#)

[Attachment I - RS-20 Proposed For R-B or R-D Map](#)

[Attachment J - RX- and CX- Districts Map](#)

[Attachment K - Presentation](#)

**26-0012**

**Update on Durham County Homeless Day Shelter and Services Program RFP and Intent to Award Contract to Urban Ministries of Durham (30min)**

**Agenda Text:**

The Board is requested to receive an update on RFP No. 26-012, entitled Durham County Homeless Day Shelter and Services Program. Staff will provide background on the Day Shelter and Services program, including about the need for the program, community advocacy for the program, and the content of the RFP. Staff will notify the Board of the intent to award Urban Ministries of Durham with a contract for provision of a Day Shelter and Services Center in Durham County. The County Manager's Office will be working with Urban Ministries of Durham to finalize the Scope of Work and Program Budget before bringing a finalized contract for Board approval.

**Alignment with Strategic Plan:** This item aligns with Regional Leadership, Objective 4a (Develop Strategies to partner with stakeholders and identify funding resources to reduce housing insecurity) and Objective 4b (Develop and maintain permanent workforce and supportive housing, along with other strategies that address diverse housing needs).

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

**County Manager's Recommendation:** The County Manager recommends that the Board receives the update on the Day Shelter and Services Center.

**Attachments:**

[RFP 26-012 Homeless Day Shelter and Services Program FINAL](#)

[RFP 26-012 Addendum -DCo Homeless Day Shelter & Services Program \(1\)](#)

[Day Shelter Presentation](#)



**25-0616****Redwood Convenience Site Renovation Update (30min)****Agenda Text:**

The Board is requested to receive an update on improvements to the Redwood Convenience Center Site. This solid waste drop-off facility serves residents in the county's unincorporated eastern area, accepting solid waste, yard waste, furniture, appliances, textiles, special wastes, and recyclables, including paper, plastics, metals, and glass. Constructed more than 30 years ago, the existing site no longer meets current operational standards for traffic circulation, stormwater management, and public safety.

Since the original 2023 cost estimate, inflation and other market factors have significantly increased the cost of steel, concrete, electrical, and manufactured components. Additional revisions were also required to meet NCDOT and City-County Planning requirements for site access, stormwater improvements, and driveway reconfiguration along Electra Road. The existing budget for this project of \$4,067,818.00 came from a County Contribution of \$754,618, which has been used for planning and design, and \$3,313,200.00 from the U.S. Environmental Protection Agency's Solid Waste Infrastructure for Recycling (SWIFR) Grant. An additional \$1,688,697 due to increased project costs. The new budget totals \$5,756,515.

The Board is further requested to authorize the County Manager to execute a construction contract with CT Wilson Construction Company, Inc., for \$4,781,705.00, and to execute any other related contracts, amendments, or change orders, within the approved project budget. Four general contractors submitted a responsive bid package.

**Alignment with Strategic Plan:** This project supports Community and Environmental Stewardship and Sustainable Infrastructure by improving Durham County's solid waste operations, ensuring equitable service access, and meeting environmental compliance standards. It advances the County's environmental sustainability initiatives while modernizing public waste infrastructure to better serve the growing population in southern Durham.

**Resource Persons:** Motiryo Keambiroiro, Director of General Services; Chrissie Koroivui, Solid Waste Program Manager; Darius Allen, Project Manager.

**County Manager's Recommendation:**

The Board is requested to receive an update on Redwood Convenience Center.

**Attachments:**

[Redwood Convenience Site Presentation](#)

[AAF Supplemental Document - -Redwood Convenience CIP draft](#)

[DC Southern Redwood Convenience Site Bid Tab Rec \(2025-10-24\)](#)

[Redwood CIP Construction Contract Ct Wilson](#)

[Small Business Review Form-Agenda Action Form - IFB 26-003 Southern Redw](#)

[CPA-12 LEGAL FORM Redwood \(\\$1,688,697\)](#)

[BCC-43 Legal Form](#)

#### **4. Adjournment**

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

Monday, January 5, 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, Vice Chair Nida Allam, Commissioners Michelle Burton,  
Wendy Jacobs and Stephen Valentine

Presider: Dr. Mike Lee

Zoom Hybrid  
Participants: 2

**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, January 4th at 12 noon.

The following citizens voiced their concerns regarding Child Protective Services and the Durham County Department of Social Services: *Antoinette Hawes, Peter Eisevman, Rafiq Zaidi, Victoria Peterson, Walidah Burns, Amanda Wallace, Sheryl Smith and James Chavis.*

**Consent Agenda**

The Board reviewed the following Consent Agenda items for the January 12, 2026, Regular Session meeting.

**25-0650 Approval of Ordinance Capital Project Amendment No.26CPA013 and Budget Amendment No.26BCC044 Appropriating \$276,244.80 of Debt Service Fund Fund Balance and Transferring the Funding to the PAYGO Fund to Support the Lincoln Community Health Center Parking Lot Expansion Capital Project (4730DC159); as well as Authorize an Increase in the Owner's Contingency to the contract with WC Construction in the Amount of \$276,244.80 to Execute Any Necessary Change Orders for the LCHC Parking Lot Expansion for a Total Not-to-Exceed of \$1,333,344.80**

Commissioner Jacobs stated that per the contract with Duke Health Systems, Duke was responsible for the parking lot expansion and Durham County would be reimbursed by Duke Health Systems for the upgrade.

Vice Chair Allam requested a report on the total amount Durham County has paid for all maintenance repairs/upgrades for Lincoln Community Health Center.

County Manager Hager stated that staff were working with Duke and she would get the information requested to the Board.

**26-0000 The Board is requested to Authorize an execution of the Public Art Agreement with Visual Original Customs, LLC (Derrick Monk) for the Design, Fabrication/installation at the Board of Elections Building located at 3825 S. Roxboro St#101, Durham NC for a total not-to-exceed \$110,000**

Vice Chair Allam asked if the artist was local. Brenda Hayes-Bright, Project Manager, stated the artist was not a Durham local; however, he was from Winston-Salem, NC. She also shared the selection process through the CAFÉ (Call for Entry) website.

**26-0002 The Board is requested to Authorize Standard Non-Reimbursable Utility Contracts for the Extension of the County Sanitary Sewer System**

Vice Chair, Allam, asked how the environmental impacts of septic tanks were measured.

Stehanie Brixey, Deputy Director of Engineering stated Environmental Health monitored the environmental impacts of septic tanks.

**26-0006 The Board is requested to Approve and Authorize the Manager to Execute four (4) Lease Agreements for the County-owned Shoppes of Hope Valley Shopping Center, Pending Approval from the County Attorney's Office.**

Commissioner Burton inquired about the price per square foot charged for the rental properties; asking if it was market rate. David Fleisher, Real Estate Officer, stated that the Shoppes of Hope Valley was rented for \$20.00 per square foot and that rate was market value.

Commissioner Jacobs asked who was responsible for maintaining the parking lot and the sidewalk for Shoppes of Hope Valley. Mr. Fleisher stated Trademark, a property management company, managed the property and were responsible for general maintenance.

**There were no questions regarding the items below:**

**25-0592 Approval of Budget Ordinance Amendment No. 26BCC042 Appropriating \$65,000 of Lebanon Fire Tax District Fund Balance and Increasing the Distribution to Lebanon Fire Department for the Purchase of a Response Vehicle**

**26-0001 Approval of Capital Project Amendment No.26CPA014 and Budget Ordinance Amendment No. 26BCC045 Appropriating \$150,107.33 of Debt Service Fund Fund Balance and Transferring the Funding to the PAYGO Fund to Support Increases to the New Lincoln Community Health Center Building Modernization Upgrades Capital Project (4730DC167)**

**26-0003 The Board is requested to Award Contract to Taplin Group, LLC. for Manhole and Sewer Line Inspection Services for the Durham County Utilities Division in the Amount of \$223,703**

**26-0009 The Board is requested to Authorize the County Manager to Enter into a Contract with Brady Trane Services, Inc., DBA Icon Boiler, Inc in the Amount of \$503,423.37 for the Purposes of Replacing Two Steam Boilers at the Durham County Detention Center with Funding Being Provided and the Authority to Approve any Amendments and/or Change Orders to the Contract as long as Funding is Available in the CIP Programming for Ongoing HVAC Replacements and Upgrades (4190DC076).**

### **Discussion Items**

#### **Suspend the Rules to Authorize the County Manager to Execute Lease Agreement for OES Fleet Maintenance Facility.**

Chair Dr. Lee entertained a motion to suspend the rules.

Commissioner Burton moved, seconded by Vice-Chair Allam, to suspend the rules.

The motion carried unanimously.

Chair Dr. Lee entertained a motion for approval.

Commissioner Jacobs moved, seconded by Vice-Chair Allam, to authorize the County Manager to Execute Lease Agreement for OES Fleet Maintenance Facility.

#### **Child Welfare System Roles and Responsibilities Report**

Maggie Clapp, Director of Social Services, presented a report on the Fundamentals of the Abuse/Neglect, and Dependency Court and the operational structure of the Durham County Child Welfare System.

The Board was informed that the Durham County Child Welfare System operated as a State supervised, County administered entity. While the State determined policies based on Federal and State law, Durham County Social Services (DSS) was responsible for administration. Funding was provided through a combination of Federal and State sources.

DSS received and assessed reports of abuse, neglect, and dependency. DSS conducted Child Protective Services (CPS) assessments, filed court petitions, and implemented court orders. It was noted that while DSS made recommendations to the District Court, the agency did not have legal authority to make final legal decisions. District Court held legal authority to determine instances of abuse, neglect, or dependency. The Court was responsible for making final decisions regarding custody and placement.

The Board of County Commissioners (BOCC) was responsible for providing governance, approving and allocating budgets, ensuring adequate staffing and infrastructure, and receiving performance and compliance reports. The BOCC was legally prohibited from intervening in individual cases.

Ms. Clapp stated that DSS had a new State intake system called PathNC, that Counties were mandated to use. PathNC brought consistency and a more streamlined CPS screening process throughout the 100 Counties in North Carolina. Social Workers used PathNC to question the person making the neglect or abuse report.

The Board inquired what the timeline from intake to court involvement for CPS cases. He also asked after a legal decision was made how long the children were in custody of DSS. Director Clapp stated that the State of North Carolina's policy was 45 days from the intake phone call to the end of the investigation. The courts determined how long children remain in the care of DSS; however, it could take up to two (2) years or longer depending on the case.

The Board thanked Director Clapp and her team for all of their hard work and dedication with the families and children involved in the DSS system.

### **Directive**

- The Board requested data from PathNC

### **Downtown Durham, Inc. Blueprint Presentation**

The Board received a report on the Downtown Durham, Inc. Blueprint 2035 project from Nicole Thompson, President and CEO of Downtown Durham, Inc.

The Downtown Durham Blueprint details a plan on how Downtown Durham would preserve its unique character that supported continued growth and vibrancy. It included a shared vision, seven targeted goals that each highlighted deliberate strategies which were further defined through implementable actions. Additionally, the Downtown Durham Blueprint provided a detailed implementation matrix that identified key partners, in progress projects, early action projects, and longer-term projects.

The Board expressed their support of the plan yet questioned why they were not asked to adopt the blueprint considering the County was a huge stakeholder in Downtown Durham. Manager Hager stated the presentation was intended to start dialog with the Board and to determine how Durham County would formally adopt the Downtown Durham, Inc. Blueprint plan.

The Board inquired about the County's work from home policy; noting staff that worked remotely limited spending at downtown businesses.

Manager Hager stated that on average 65% of staff were in the office four days out of the week; however, it varied by department.

The Board thanked Ms. Thompson for her leadership and work on the Downtown Durham, Inc. Blueprint project.

### **FY2026-27 Durham Annual Transit Work Program Presentation**

Brandi Minor, Senior Administrator, shared a presentation on the Durham Transit Plan Annual Work Program Overview which included a budget for FY2026-2027.

The 2023 Transit Governance Interlocal Agreement (ILA) determined the process by which the annual budget was developed and approved. Under the guidance of the ILA, the Work Program required approval by the Durham Board of County Commissioners and GoTriangle Board of Trustees.

Curtis Scarpignato, Transportation Planner, gave a brief overview of the Quick and Reliable Regional Transportation Connections and the Durham Bus Rapid Transit Vision Plan.

Ellen Beckmann, Transportation Director, stated funding would continue to fulfill all existing Work Program and future Transit Plan commitments. She added funding the new major capital or operating cost requests would not be accommodated unless future Capital Improvement Plan (CIP) and Multi Year Operating Program (MYOP) projects, including Bus Rapid Transit, are canceled, reduced, or delayed due to the increase in projected sales tax revenue.

Commissioner Jacobs stated she was opposed to changing the current Transit Plan and she also noted that Durham County gave additional revenue to GoTriangle since passing the sales tax referendum. She also questioned what the funding contribution from the City of Durham was.

Commissioner Valentine stated his opposition to any Amendments to the existing Transit Plan.

Vice-Chair Allam stated she was also opposed to changing the current Transit Plan.

### **Directive**

- The Board requested further discussion of an additional Transit Tax Amendment.

### **Ordinance - TC2500002: RV Parking Amendment**

Scott Whiteman, Senior Planning Manager, shared a presentation on Text Amendment TC2500002. This was a staff-initiated request that would amend Section 10.2.3, Vehicle Parking and Uses, of the Unified Development Ordinance (UDO), that allowed flexibility for RV parking in residential zoning districts.

The Board reviewed and provided comments on the proposed Unified Development Ordinance text amendment.

### **Ordinance - New Unified Development Ordinance (UDO) Update**

Bo Dobrzenski, Assistant Planning Director, gave a detailed presentation of the new Unified Development Ordinance (UDO) that was intended to be an important tool for the implementation of the 2023 Durham Comprehensive Plan. This draft was produced by Code Studio and a team of technical consultants. Planning and Development Department staff lead the community-wide engagement and T.G. Allen and Associates managed the Engagement Ambassadors' Program for the project. Staff, Code Studio, and T.G. Allen and Associates worked collaboratively through three phases of engagement over the last 18 months that shared proposed UDO content with residents for their feedback. Mr. Dobrzenski provided projected background and an overview of the content to date, that included proposed policy shifts from the existing ordinance and highlighted engagement results.



The Board questioned the addition of block perimeter for sites that were 10 acres or greater outside of the Urban Growth Boundary; specifically for family-owned land and farms. Mr. Dobrzanski stated farms were not subdivided and the rule would not be applied to those qualified properties.

The Board reviewed and provided comments on the proposed New Unified Development Ordinance project and congratulated and thanked staff for all of their incredible work.

#### **Update on Durham County Homeless Day Shelter and Services Program RFP and Intent to Award Contract to Urban Ministries of Durham**

The Board received an update on the Durham County Homeless Day Shelter and Services Program from Samantha Smith, Management Analyst. This update highlighted background information, components of Day Shelter Recommendations, Durham County's Day shelter and Services Center RFP and the Intent to Award.

Ms. Smith notified the Board of the intent to award Urban Ministries of Durham with a contract for provision of a Day Shelter and Services Center in Durham County. The County Manager's Office worked with Urban Ministries of Durham to finalize the Scope of Work and Program Budget.

The Board thanked Ms. Smith for the presentation and overview of the process.

#### **Directive**

- Staff to give historical and future data collection to the Board.

#### **Redwood Convenience Site Renovation Update**

Board received an update on improvements to the Redwood Convenience Center Site from Chrissie Koroivui, Solid Waste Program Manager.

Ms. Koroivui stated that Redwood solid waste was a drop-off facility that served residents in Durham County's unincorporated eastern area, that accepted solid waste, yard waste, furniture, appliances, textiles, special waste, and recyclables, that included paper, plastics, metals, and glass. Constructed more than 30 years ago, the existing site no longer met current operational standards for traffic circulation, stormwater management, and public safety.

Ms. Koroivui added since the original 2023 cost estimate, inflation and other market factors significantly increased the cost of steel, concrete, electrical, and manufactured components. Additional revisions were also required to meet NCDOT and City-County Planning requirements for site access, stormwater improvements, and driveway reconfiguration along Electra Road. The existing budget for this project of \$4,067,818.00 would come from a County Contribution of \$754,618, that was used for planning and design, and \$3,313,200.00 from the U.S. Environmental Protection Agency's Solid Waste Infrastructure for Recycling (SWIFR) Grant. An additional \$1,688,697 was due to increased project costs bringing the new budget total to \$5,756,515.

The Board expressed support for the Redwood Convenience Site Renovation and thanked the General Service Department for their work on the project.

## **Adjournment**

Commissioner Valentine moved, seconded by Vice Chair Allam, to adjourn the Work Session meeting at 3:19 p.m.

The motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "G. N. Moreno", written in a cursive style.

Georgina Nicole Moreno  
Administrative Assistant