



Durham County

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Meeting Agenda Board of County Commissioners

Michael D. Page, Chair
Brenda A. Howerton, Vice Chair
Fred Foster, Jr., Commissioner
Wendy Jacobs, Commissioner
Ellen W. Reckhow, Commissioner

Monday, March 2, 2015

9:00 AM

Commissioners' Chambers

Worksession

9:00 am Worksession Agenda

1. Citizen Comments (30 min)

[15-244](#) Citizen Comments (30 min)

Agenda Text:

The Board of County Commissioners will provide a 30-minute comment period at the beginning of its Worksession meeting on the first Monday of each month. Any citizen 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 must sign in prior to the start of the meeting providing a mail/email address and telephone number so that staff may reply to comments and/or questions. Citizens who request an immediate response from the Board are encouraged to submit a brief description of the issue to the Clerk to the Board two weeks prior to the Worksession to allow an opportunity for research prior to the meeting. **All speakers shall have three minutes to speak and are requested to refrain from addressing issues related to personnel matters.**

ALIGNMENT WITH STRATEGIC PLAN: Citizen 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: V. Michelle Parker-Evans, County Clerk to the Board

COUNTY MANAGER'S RECOMMENDATION: The County Manager recommends that the Board receive citizen comments and direct staff to respond, as deemed appropriate.

2. Discussion Items:

[15-277](#) Discussion of Draft Public-Private-Partnership (PPP) Agreement Related to Whitted School Redevelopment (30 min)

Agenda Text:

The Board is requested to discuss the draft PPP Agreement related to the redevelopment of Whitted School. Staff has presented to the Board a PPP Agreement for Whitted School, to be executed by the County, the Durham Public Schools Board of Education and Integral Development LLC (the "PPP Agreement"). The PPP Agreement sets out the broad framework of the agreements among the key parties to the redevelopment of Whitted School, including the following: formation of legal entity and expected control of that entity over time; funding sources for construction, process of and control over construction; allocation of space and operating responsibility between the Public Pre School and the senior affordable housing; use of state historic tax credit funds should that law be reinstated; funding for operation of Public Pre-School; use of the gymnasium; requirement for use of local contractors whenever possible; community engagement. The actual, definitive legal arrangements involved will be drafted based on the principles agreed to in the PPP Agreement, subject to the final terms of the construction agreement and requirements of the tax credit investor, which will affect the terms of the partnership agreement and payment of development fees, among others.

ALIGNMENT WITH STRATEGIC PLAN: The redevelopment of Whitted School is an initiative under Goal 1 of the Strategic Plan.

RESOURCE PERSONS: Lee Worsley, Deputy County Manager; Mary Nash Rusher, Hunton and Williams; Kathy Everett-Perry, Senior Assistant County Attorney

COUNTY MANAGER'S RECOMMENDATION: The County Manager recommends that the Board discuss the draft PPP Agreement and direct staff to place the agreement on the March 9, 2015 Regular Meeting for formal action.

Attachments:

[PPP AGREEMENT FOR WHITTED SCHOOL](#)

[15-278](#)

Durham-Orange Light Rail Transit Update (45 min)

Agenda Text:

The Board is requested to receive a presentation from Triangle Transit on progress made towards implementation of the Durham-Orange Light Rail Transit line and upcoming community outreach efforts.

ALIGNMENT WITH STRATEGIC PLAN: This item supports Goal 4, Environmental Stewardship, as part of the proposed Durham-Orange Light Rail Transit line.

RESOURCE PERSONS: Patrick McDonough, Manager of Planning and Transit Oriented Development, Triangle Transit

COUNTY MANAGER'S RECOMMENDATION: The County Manager recommends that the Board receive the Triangle Transit presentation.

Attachments: [Durham-BOCC-DOLRT-EIS-Data-3-2-2015-FINAL.pptx](#)
[draftEvaluationMatrix150212 ROMF.docx](#)
[draftEvaluationMatrix150210_final_NHC.docx](#)
[draftEvaluationMatrix150210_final_LC.docx](#)
[draftEvaluationMatrix150210_final_DukeVA.docx](#)
[BFED 2014-11 ROMF AlstonAve.pdf](#)
[BFED 2014-11 ROMF Cornwallis.pdf](#)
[BFED 2014-11 ROMF Farrington.pdf](#)
[BFED 2014-11 ROMF LeighVillage.pdf](#)
[BFED 2014-11 ROMF PattersonPlace.pdf](#)

15-279 Request from Parkwood Volunteer Fire Department for Durham County to Assume Operations of the Fire Department (45 min)

Agenda Text: The Board is requested to hear an update on the status of Parkwood Volunteer Fire Department and their request for Durham County to assume operations of the fire department, effective July 1, 2015.

This consideration supports the Fire Study adopted by the BOCC in February 2014. Recommendation #58 states, “consolidate Bethesda and Parkwood into a single (suburban) Fire Service District.

It is requested that the Board discuss the request from Parkwood Volunteer Fire Department to assume operations of the fire department, effective July 1, 2015. If the Board chooses to move forward with assuming Parkwood, the first action item will be the transition of 15 Full Time employees from Parkwood to Durham County. This item would be brought to the Board for action on March 9, 2015, with an effective date of March 16, 2015.

An overview of this issue is detailed in the attached memo from Fire Marshal Jeffrey Batten. Staff recommends that the County move forward with the assumption of Parkwood Fire Department.

ALIGNMENT WITH STRATEGIC PLAN: The consideration of this action will provide a more effective, efficient, and safer response. This aligns with Durham County Strategic Plan Goal 3 - Safe and Secure Community and Durham County Strategic Plan Goal 5 - Accountable, Efficient and Visionary Government.

RESOURCE PERSONS: Jeffrey L. Batten, Durham County Fire Marshal/Emergency Management Director

COUNTY MANAGER’S RECOMMENDATION: The County Manager recommends that the Board discuss the request from Parkwood Volunteer Fire Department to assume operations of the fire department, effective July 1, 2015. If the Board desires to assume operations of Parkwood, a request to transfer employees from Parkwood to the County will be brought to the Board for action during its March 9, 2015, Regular Meeting, with an effective date March 16, 2015.

Attachments: [Memo to Deputy County Mgr.pdf](#)
[Parkwood Board.pdf](#)
[Durham County Fire Rescue.pptx](#)

15-249 Discussion of Sidewalks in the County (20 min)

Agenda Text: The Board is requested to discuss the issue of sidewalks outside the City limits.

Several years ago, the NC General Assembly took away municipal authority to unilaterally annex urbanized areas. Despite this change in annexation authority, the population of Durham County will continue to expand and more portions of unincorporated County will *feel* urban or suburban. County residents, especially in urbanizing areas, will demand (or at least desire!) more and more urban infrastructure, including sidewalks.

Since all public roads in unincorporated areas are NCDOT roads, sidewalks built along those roads would require NCDOT permission and would be built in NCDOT right-of-way. Typically, neither counties nor NCDOT have been in the sidewalk construction or maintenance business. Though NCDOT does sometimes add this kind of pedestrian infrastructure within the context of a broader road improvement / construction project, they always require that another entity assume long-term maintenance responsibilities.

The attached memo explores some of the positives and negatives of engaging with NCDOT on some unincorporated areas of the County where additional, state-funded sidewalks are proposed.

ALIGNMENT WITH STRATEGIC PLAN: Increasing and improving alternative transportation options is a goal clearly stated the County Strategic Plan (Goal 4) as well as the joint City-County Economic Development Strategic Plan (Strategic Focus Areas 1 and 3).

RESOURCE PERSONS: Drew Cummings, Assistant County Manager

COUNTY MANAGER'S RECOMMENDATION: The County Manager recommends that the Board discuss the issue of sidewalks outside the City limits.

Attachments: [Sidewalk Memo 2-23-15](#)
[Sidewalks in the County 3-2-15 worksession \(revised\).pdf](#)

3. Adjournment