

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

Monday, May 2, 2016

9:00 A.M. Worksession

MINUTES

Place: Commissioners' Chambers, second floor, Durham County Government
Administrative Complex, 200 E. Main Street, Durham, NC

Present: Chairman Michael D. Page, Vice Chair Brenda Howerton and Commissioners
Wendy Jacobs and Ellen Reckhow

Absent: Commissioner Fred Foster

Presider: Chairman Michael D. Page

Excusing Absent Commissioner

Commissioner Reckhow moved, seconded by Vice Chair Howerton to excuse
Commissioner Fred Foster from the meeting.

The motion carried unanimously.

Citizen Comments

The Board of County Commissioners provided a 30-minute comment period to allow Durham
County citizens an opportunity to speak. Citizens were requested to refrain from addressing
issues related to personnel matters.

Loretta Woodall, representative of the Carolina Arbors by Del Webb neighborhood, repeated her
community's request for a new EMS station at Leesville and Doc Nichols Roads, as was called
for in the EMS Capital Improvement Project, to be built very early in Phase One.

Gregory Williams, with the Inside-Outside Alliance, insisted that a community-based,
independently led jail investigation be allowed to take place in the Durham County Detention
Facility. He read a letter written by Tony King, Detention Facility detainee, regarding
contaminated inmate food.

Edwin Harris reiterated what Mr. Gregory Williams stated and read a list of nine (9) demands
made by the First Five Grieving Committee, a nonviolent group of inmates seeking to improve
circumstances inside the Detention Facility. They were as follows: restore night walks (inmates
were currently locked in their cells from 6:45 p.m. until 6:45 a.m. the next morning); end
excessive bail bonds; protect religious freedom; open law library for all; open GED programs to

all inmates regardless of age; provide adequate mattresses/beds; provide clean, quality clothes; full medical screenings and treatments; and allow visitation between married inmates.

Commissioner Reckhow requested a hardcopy of the demands. Chairman Page asked that Mr. Edwin Harris give a copy to the Clerk who would then provide copies to the Board.

John Tarantino performed a political satire song concerning HB2 for the Commissioners' consideration.

Discussion Items:

16-1045 - FY 2017-2026 Capital Improvement Plan Update

The Board was requested to receive a follow-up presentation from staff on the FY 2017-2026 Capital Improvement Program (CIP). Durham Public Schools, Durham Technical Community College, NC Museum of Life and Science and Durham Public Library gave updates on proposed bond projects. Additionally, staff discussed the next steps with the CIP update and briefed the Board on the upcoming resident survey. The resident survey would gauge public support for a potential bond referendum in November 2016.

Manager Davis gave opening statements detailing the requests and the timeline in which the debt should be issued in order to remain within debt capacity.

Claudia Hager, General Manager of Financial Affairs, Process Improvement and Government Efficiency, reminded the Board of the requests totaling \$90 million to Durham Public Schools, \$20 million to the Durham Technical Community College, \$14 million to the NC Museum of Life and Science, and \$44.2 million to the Durham Public Library.

North Carolina Museum of Life and Science

Barry Van Deman, President and CEO, introduced Debbie May, CFO and Vice President for Administration; Roy Griffiths, Vice President for Exhibits and Planning; and Julie Rigby, Vice President for External Relations.

Mr. Van Deman discussed the growth the museum underwent based on the "experiences" they created and the subsequent parking problems due to insufficient spaces. He stated that they were requesting \$14.1 million to add on a new experience, manage and maintain existing experiences, add on to existing experiences, and a parking deck that would accommodate 400 vehicles—the cost associated with the deck was \$7 million.

Commissioner Jacobs thanked them for the presentation and requested data regarding outreach efforts for Durham families who were not able to afford museum membership. Ms. Rigby described the Ignite Learning program and efforts dedicated to the cause. Commissioner Jacobs and Mr. Van Deman discussed bus transportation and how buses were not able to take patrons further than Roxboro Street because they could not turn around at the museum—there was not enough physical space. **Commissioner Jacobs requested information on DPS student participation.**

Vice Chair Howerton described her recent trip to the museum and felt that the museum did well in terms of community accessibility and outreach. She believed that admission into the museum took a lot of time and effort and seemed to be bogged down most of the time. Mr. Van Deman stated that they were looking into reconfiguring that area in order to alleviate some of the congestion.

Commissioner Reckhow and Mr. Van Deman discussed possible auxiliary parking at nearby lots by partnering with other community organizations including Duke Regional or the Memorial Stadium Authority. Commissioner Reckhow mentioned that the Transportation Advisory Board could work with them for possible shuttle assistance as well as for other transportation needs. She thanked the staff at the museum and noted that they maintained the grounds very well.

Chairman Page thanked the panel for all their work. Vice Chair Howerton added that she had also spoken to staff and they clearly enjoyed their work at the museum.

Durham Technical Community College

Dr. William “Bill” Ingram, President of Durham Technical Community College, presented a PowerPoint to the Board that included information regarding headcount enrollment, curriculum programs, programmatic needs, Campus Master Plan major findings and phases, and capital funding needed.

Commissioner Reckhow suggested greater advertising of DTCC sending transfer students to flagship universities.

Commissioner Jacobs and Vice Chair Howerton inquired as to the percentage of transfer students who did eventually transfer to a university and if there existed a system by which to capture that data. Dr. Ingram stated that it was difficult to calculate an actual transfer rate because it depended on choosing a specific point in time and tracking a cohort for a specific number of semesters. The number of semesters students waited to transfer varied due to their program of study, their class load (full-time vs. part-time students), or whether they took a few semesters off.

Commissioner Reckhow inquired about the fund from the State Bond that voters approved. Dr. Ingram informed her that the \$4.3 million that DTCC would receive from the State would probably be allocated towards converting existing bathrooms into single-use bathrooms.

Commissioner Jacobs inquired whether students were provided bus passes. Dr. Ingram answered in the affirmative. Commissioner Jacobs asked if they tracked how many of the bus passes were used and if there were any special incentives for staff and students to use them. Dr. Ingram informed her that there was no incentive for staff, but the number of students using them increased compared to when they were first issued. Commissioner Jacobs and Dr. Ingram discussed opportunities for nearby land acquisition and program expansion.

Commissioner Reckhow suggested marketing and programing more effectively in order to increase pupil enrollment. Dr. Ingram concurred and noted how the current Campus Master Plan complemented her suggestion.

Vice Chair Howerton inquired as to the average salary for instructors. Dr. Ingram stated that for a nine (9) month, full-time instructor, the average salary was around \$50,000.

Durham Public Schools

Heidi Carter, Chairwoman of the DPS Board of Education, gave opening statements regarding the request and how the funds would be used. Hugh Osteen, Deputy Superintendent of Operational Services, presented a PowerPoint to Board which included information on past Bonds, why the current Bond was necessary, and the proposed Bond funded project list.

Chairman Page asked what would be done to Northern High School if the plan to replace it was not approved. Mr. Osteen stated that they would continue to maintain it, but it was in need of complete replacement. Chairman Page questioned whether there would be any consolidation for schools that were operating with severe under-enrollment. Mr. Osteen informed him that there had been many discussions regarding that question, but at the time there were no foreseeable consolidations.

Commissioner Reckhow was struck by the fact that the southeast side of Durham had schools with under-enrollment and the southwest had schools with over-enrollment. She questioned whether the Board of Education could look at a combination of reassignment and an addition of a magnet year-round program on the southeast. Dr. Bert L'Homme, Superintendent for DPS, answered in the affirmative. Ms. Carter informed her that they had started looking into reassignment.

Commissioner Reckhow discussed the benefits of year-round programs on summer learning loss in students from low-income families and hoped DPS would consider it. Dr. L'Homme added that students would also benefit from extending the school year.

Commissioner Jacobs wanted to know how possible it would be to have another bond, to benefit DPS only, in two (2) years. Ms. Hager and stated that the debt load would not lighten until the year 2022; therefore, having another bond before then would put too much pressure on the tax base. Commissioner Jacobs was concerned with the needs and urgency for the upgrades and requested to know how DPS would prioritize which projects, from the list, they would choose to complete if they only received \$90 million from the bond. Mr. Osteen stated that with \$90 million they would forgo replacing Northern, have serious debates about building new school "C," and only complete infrastructure projects. He added that if they were able to receive \$125 million they would be able to replace Northern, build new school "C," and complete a majority of the renovation projects. Manager Davis reminded the Board that the four (4) year limit was to protect the County's AAA Bond Rating; this was an essential concern as it would directly affect the financial viability of the County. He also suggested keeping in mind the nation's economy and inflation as they would affect the costs associated with each future project.

Vice Chair Howerton wanted to know why schools in certain areas were under-enrolled. Dr. L'Homme described the reasons why certain schools were under-enrolled.

Chairman Page asked if neighborhood schools were preferred among Durham residents. Dr. L'Homme answered in the affirmative; neighborhood schools were nationally preferred.

Vice Chair Howerton was concerned with racially segregated schools and with the fact that DPS wanted to build a new school while there existed underutilized schools. Dr. L'Homme noted that there was currently more racial isolation in the United States than there was in 1968 and due of the 1999 reversal of the U.S. Supreme Court ruling in *Swann v. Charlotte-Mecklenburg Board of Education* (1971), the Board of Education could no longer make race-based student assignments to suppress segregation.

Vice Chair Howerton and Ms. Carter discussed the racial makeup of students in the Durham public school system.

Commissioner Reckhow concurred with Vice Chair Howerton's point of better using the space in Durham schools that were under capacity before opening a new school; creating new programs and other features could draw more students and adequately fill the schools. Ms. Carter urged the Board to consider the growth in Southwest Durham.

Commissioner Reckhow stated that staff would administer the Resident Survey to gauge voters' willingness to approve the bond and noted that there were other forms of debt financing that could aid in funding a needed school in the future. Manager Davis announced that the Resident Survey results should be completed by May 16, 2016.

Vice Chair Howerton requested demographics of students as well as demographics of students as predicted by expected growth. Dr. L'Homme stated that the current student demographic data was readily available and would be sent to the Board, the predicted figures would require outside sources and would take longer to deliver.

Durham Public Library

Tammy Baggett, Director of Library Services, introduced Joel White, Main Library Manager; Sandra Lovely, Assistant Director of Facilities and Planning; and Peri Manns, Senior Project Manager.

Ms. Baggett presented the PowerPoint to the Board which described the following as being added to the Main Library: 84,804 gsf; new building systems; new literacy center; additional meeting room and study room spaces; extensive site work and exterior public spaces; book sorting equipment; and roof terraces. Mr. Manns described the proposed project schedule.

Commissioner Reckhow was concerned with a large entry way as it could seem cold when slightly empty and could be used as a loitering area by individuals without anywhere else to go. Ms. Baggett informed her that it would not be empty as the Main Library received many visitors daily. Ms. Baggett added that some homeless people whom may not have anywhere else to go still used the library adequately. She mentioned a daily visitor named Kenny who read books; he did not have anywhere else to go, but he used the library for its intended purpose.

Commissioner Jacobs and Ms. Baggett discussed what would happen to the area that currently housed the library's entrance; the renovation included changing the entrance location.

Commissioner Reckhow and Ms. Baggett discussed the auditorium seats and stage.

Commissioner Jacobs wanted to ensure that the library would be age friendly.

Bond unrelated

Commissioner Reckhow stated that the Commissioners' offices should be in the same building as the Clerk's and Manager's offices because the three entities worked closely together; the CIP should be modified to show this instead of having the Commissioners' offices in the Judicial Building. Manager Davis informed her that they would continue to look at it. Commissioner Reckhow requested the current status on the eastern fire unit and EMS station joint plan with the City. Jodi Miller, General Manager of Community and Public Safety, discussed the plans with the City to co-locate a County EMS station with the City's (Fire) Station 17; they were currently working with designers to determine how they could be housed to work effectively. She added that they were also in discussion to do similar establishments in other areas across Durham—a prototype would be developed for this purpose.

Commissioner Jacobs hoped to keep transit and parking in consideration when designing future stations. Manager Davis assured that they had and would continue to do so.

Commissioner Jacobs requested that a map of all of Durham County owned property be given to the Board.

Commissioner Reckhow and Deborah Craig-Ray, General Manager of the Office of Strategic Management and Innovation, Public Affairs and Special Projects, discussed the Resident Survey.

Directives:

- **North Carolina Museum of Life and Science to provide the Board with information on DPS student participation and attendance.**
- **Provide the Board with a map of all of Durham County owned property.**

16-1039 Update on Human Services Parking Lot Development

The Board was requested to receive an update from the City/County Parking Committee Sponsors regarding ongoing discussions related to the Health & Human Services (HHS) Building parking lot re-development strategies. The County and City Managers developed a joint committee to discuss parking needs within the downtown core with a specific emphasis on the Human Health Services surface parking lot. The joint committee had been meeting for the past three (3) months to discuss potential strategies to meet multiple desired outcomes, given the development pressures anticipated from adjacent sites including the former Hendrick Motors site and the proposed City Police Headquarters site. Sponsors briefed the Board on these discussions and potential next steps.

Jay Gibson, General Manager of Environmental Stewardship and Community Prosperity, presented a PowerPoint to the Board.

Commissioner Reckhow suggested labeling the two (2) parking lots between First Presbyterian Church and Saint Philip's Episcopal Church as one (1) parking lot, doing so could attract a developer that could create a wrap at that location. Manager Davis stated two (2) major concerns that would arise if Commissioner Reckhow's suggestion was followed—they included parking availability for County employees and whether the County was ready to commit into the affordable housing business.

Commissioner Jacobs believed that it would be beneficial if Karen Lado, Enterprise Community Partners, made an affordable housing presentation to the Board. She stated that the number of affordable housing units was small, large waiting lists for Housing authority units and the Downtown units were age restricted and only served seniors. The site in question was four (4) acres and was ideal because of its location to transit. Commissioner Jacobs believed that it was very critical that the County participated in increasing affordable housing units and allowed community members to engage in the process as well.

Commissioner Reckhow recalled that Karen Lado, Enterprise Community Partners, had suggested that the combination of defrayed cost of land and providing parking would greatly incentivize private developers into establishing affordable housing. Additionally, she publicly stated a commitment to move forward with two (2) affordable housing sites as well as to include Durham CAN members, preferably also the general public, in the planning process.

Vice Chair Howerton was concerned with the County's accountability, responsibility, and liability if it was to become an affordable housing landlord. Commissioner Reckhow stated that they could attempt to attract a private developer to manage the affordable housing. Marqueta Welton, Economic Development Manager, stated that one site would not be as attractive to a private developer as a bundle of sites would be. The percentage of affordable housing in each development would drive the private margins and private developers were more interested in larger dollar volumes per project; a bundling of multiple parking lots and/or affordable housing projects would be more appealing.

Vice Chair Howerton wondered whether only people of the same income level would live at the site and was concerned about not having diverse income levels at affordable housing sites. George Quick, Chief Financial Officer and Vice Chair of the Housing Authority, stated that another concern was creating public housing/affordable housing clusters, saturation in one area led to people not wanting to live in the area—this also led to people who were able to afford alternative housing to not want to live in communities surrounded by affordable housing.

Commissioner Jacobs stated that she felt a sense of urgency for affordable housing due to her conversations with community members and she hoped that the County would continue to move forward in this aspect.

16-1059 Resolution to Increase per Pupil Funding and to Fully Fund NC Public Schools

The Board was requested to approve a resolution requested by Brian Callaway, Durham Association of Educators. Following a discussion, the Board was asked to suspend the rules and

take action to approve the resolution and forward copies to Governor McCrory, House and Senate Leadership and members of the Durham Legislative Delegation.

Vice Chair Howerton moved, seconded by Commissioner Reckhow to suspend the rules.

The motion carried unanimously

Commissioner Reckhow moved, seconded by Vice Chair Howerton to approve the Resolution to Increase Per Pupil Funding and to Fully Fund NC Public Schools.

The motion carried unanimously.

Adjournment

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

The motion carried unanimously.

Respectfully submitted,

Tania De Los Santos
Administrative Assistant