

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

Monday, February 5, 2007

9:00 A.M. Worksession

MINUTES

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

Present: Chairman Ellen W. Reckhow, Vice-Chairman Becky M. Heron, and Commissioners Lewis A. Cheek, Philip R. Cousin Jr. (arrived at 9:23 a.m.) and Michael D. Page

Absent: None

Presider: Chairman Reckhow

Advertising of Tax Liens

Kenneth Joyner, Tax Administrator, asked the Board to give authorization to provide public notice and advertise the 2006 delinquent tax liens. N.C.G.S. 105-369 states that the advertisement of tax liens shall be made during the period March 1 through June 30. As required by statute, the county tax collector's report is due to the governing body by the first Monday in February.

Levy	Fund	Outstanding
\$151,676,183.78	County	\$11,151,288.52
\$ 11,220,915.42	Capital	\$ 826,274.18
\$ 942,972.69	Bethesda	\$ 33,066.96
\$ 618,807.01	Lebanon	\$ 51,553.04
\$ 1,003,571.63	Parkwood	\$ 102,373.69
\$ 495,548.85	Redwood	\$ 61,371.37
\$ 40,461.83	New Hope	\$ 2,721.32
\$ 14,163.01	Eno	\$ 789.61
\$ 501,403.48	Bahama	\$ 26,203.58
\$ 305,432.55	RTP	\$ 14,210.52
\$ 91,575,923.49	City of Durham	\$ 6,901,496.67
\$ 1,332,158.81	Chapel Hill	\$ 32,073.12
\$ 288,317.75	City of Raleigh	\$ 13,119.57
<u>\$ 6,785.20</u>	<u>Butner</u>	<u>\$ 0</u>
\$260,023,029.37	Total	\$19,216,542.15

Commissioner Cheek moved, seconded by Commissioner Page, to suspend the rules.

The motion carried unanimously.

Commissioner Cheek moved, seconded by Vice-Chairman Heron, to begin advertising the 2006 tax liens in the month of March.

The motion carried unanimously.

Directive

Tax office to provide a 10-year delinquent tax report to the Board (1996-2006).

Panther Creek Industrial Plan Amendment

Keith Luck, Planning Supervisor, presented a report to the Board about the preliminary analysis of a possible Panther Creek Industrial Plan Amendment.

Mr. Luck recommended that the Board of Commissioners direct staff to discontinue work on a plan amendment to change the land use designation in the Panther Creek area to Industrial, based on the concerns of the area residents and the incompatibility of the designation with the existing residential land uses in the area.

Vice-Chairman Heron moved, seconded by Commissioner Page, to suspend the rules.

The motion carried unanimously.

Commissioner Page moved, seconded by Vice-Chairman Heron, to direct staff to discontinue work on the plan amendment.

The motion carried unanimously.

Directive

For such future plans, the Planning Director is to send a memo to the Board and County Manager prior to involving neighborhoods when it is not advisable to change the land use designation.

Comprehensive Plan Amendment—Lowes Grove Property

Deputy County Manager Wendell Davis stated that the County purchased the former Lowes Grove School property located in the northeast quadrant of the NC-54 and Alston Avenue

intersection in May 2004 to provide a site for the South Regional Library and a future EMS station. The property contains approximately 16 acres of which approximately 5 acres are needed for the library and EMS station. Proposals for development of the remainder of the property were received in December 2004 and the County has been working with Zapolski + Rudd to plan the overall development of the site. A site plan for the South Regional Library was submitted in September 2006 and is in the review process.

Deputy County Manager Davis stated the entire property is designated for office use in the Comprehensive Plan and is correspondingly zoned Office and Institutional (OI), as shown on the attached zoning map. The development proposal for the property includes commercial uses along the NC-54 frontage with office and residential uses on the remainder in addition to the library and EMS station. Ultimately a rezoning of the NC-54 frontage will be required to allow commercial use, and it is anticipated that the developer will handle the rezoning process. However, the initial step in the rezoning process is a Comprehensive Plan amendment to change the land use designation from office use to commercial use. As the current owner of the property the County can initiate this first step Commercial use of the NC-54 frontage is consistent with the land use designation for adjacent properties as shown on the attached portion of the Comprehensive Plan map. The City Council would be the approving authority for the Comprehensive Plan amendment because the property is within the city limits.

Commissioner Cheek moved, seconded by Commissioner Page, to suspend the rules.

The motion carried unanimously.

Commissioner Cheek moved, seconded by Vice-Chairman Heron, to authorize the County Manager to submit a Comprehensive Plan Amendment application to designate the NC-54 frontage of the Lowes Grove property for commercial use and represent the County in this matter.

The motion carried unanimously.

Feasibility Study for Processing Facility for Local Farm Products

Noah Ranells, Orange County Agricultural Economic Development Coordinator, provided a brief description of the proposal regarding the feasibility study. He requested that Durham County consider financial participation in a feasibility study for “a multi-county, value-added, shared-use processing facility for local farm products”. An October 13, 2006 letter to Chairman Reckhow stated, “An oft-cited limitation to marketing local farm products is the lack of processing facilities.” The feasibility study to examine the potential for such a facility is expected to cost \$15,000. The following counties have been asked to participate:

- Alamance
- Caswell

- Chatham
- Orange
- Person

At the request of Vice-Chairman Heron, Mr. Ranells provided an example of what would be processed at the facility for local farm products.

Directives

1. Take the results of the study to the Farmland Board; consider involving local advisory groups in the process.
2. Look at the potential of privatizing the feasibility study; look at the future projected cost
3. Mr. Ranells to work with Durham County Cooperative Extension staff to ensure that Durham stakeholders have input into what should be studied.
4. Place funding approval on the February 12 consent agenda.

Funding Approval for the Contract between Triangle United Way and the Durham Affordable Housing Coalition for Implementation of the 10-Year Plan to End Homelessness

Assistant County Manager Heidi York introduced this item stating that on June 12, 2006, the City Council and the County Commissioners approved a Memorandum of Agreement formalizing the partnership among Triangle United Way, Durham County, and the City of Durham for implementation of 10-Year Plan to End Homelessness. At the October 2006 Commissioner Worksession, several deliverables were agreed upon including an internal assessment of the City and County governments to identify what current capacity exists for implementation of this Plan.

Mrs. York stated that the role of Triangle United Way is to coordinate the implementation efforts by working with the Executive Team consisting of community leaders and City and County staff including members of The Durham Center, the Department of Social Services, and the City's Department of Community Development to name a few. As stated in the Agreement, the United Way is to enter into a contract with a third party contractor (Implementing Agency) selected through a competitive RFP process to meet the measurable and time-bound deliverables of the 10-Year Plan to End Homelessness. Triangle United Way will serve as a pass-through for funding from the County and City to the contracted Implementing Agency and will monitor the activities of the Implementing Agency. The Executive Team, with assistance from Triangle United Way will provide both a mid-year and an annual report to both the County Commissioners and the City Council.

Ms. York also stated that the Executive Team reviewed and unanimously approved the proposal received by the Durham Affordable Housing Coalition to serve as the Implementing Agency. As required by the Memorandum of Agreement, the funding for this contract is before the Board of Commissioners for review and approval and will also go before the City Council later this month. The City and County will share in the cost of this contract which is not to exceed a total of \$74,880 for its six-month duration, or \$37,440 respectively.

Herb Davis, Chair of the Executive Team of the 10-Year Plan to End Homelessness, thanked the Board for their commitment to address the issue of homelessness. He spoke about the contract and funding regarding the 10-Year Plan to End Homelessness. He asked for the Board's continued support with the plan.

In response to Vice-Chairman Heron's concern about CDBG funds being used towards the 10-Year Plan, Deputy County Manager Davis stated that CDBG funds are used specifically for rehabilitation. He stated that 10% has been set aside under emergency assistance to address the issue of ramps raised by the Housing Coalition.

Mike Barros, Director of Community Development, informed the Board that the CDBG funds for homes do address the effort to stop homelessness; however, the funds cannot be used to pay the county's portion to United Way.

The Board held an in-depth discussion about the 10-Year Plan to End Homelessness.

Commissioner Cheek commended staff and Durham Affordable Housing Coalition (DAHC) for their efforts regarding the 10-Year Plan.

Directives

1. Ms. York to label all attachments.
2. Provide quarterly reports to the Board about the 10-Year Homelessness Plan; include homeless children in the report.
3. Talk with Amy Elliot with CJRC regarding homeless children.
4. Make the recommended changes as suggested by Chairman Reckhow.
5. Itemize existing funding to determine who is providing funding for homelessness.
6. Place funding approval on February 12 consent agenda.

McDougald Terrace Library Service Plan

Skip Auld, Durham County Library Director, informed the Board that after the presentation and discussion with residents of McDougald Terrace at an October 3, 2006 Board of County Commissioners meeting and an October 10, 2006 Library Board of Trustees meeting, the Library Director discussed options for McDougald Terrace with the Library's Administrative Council, Library staff and others in an effort to develop a recommendation on the operating hours for the McDougald Terrace Library.

Mr. Auld presented a proposal for service operations. He discussed the following:

- Consultations
- Current Services
- New Hours and Services
- Re-Evaluation of Library Services

Commissioner Page thanked Mr. Auld, staff and Mr. Kenneth Berger, Chair, Durham County Library Board, for their efforts with the library service plan for McDougald Terrace

In response to Chairman Reckhow concerns with informing citizens about the new hours and services, Mr. Auld stated that flyers have been printed informing the citizens of the hours and services.

Directives

1. Continue to talk with DHA and DPS about assuming leadership regarding the library service.
2. Work with Steve Mancuso, Director of DATA, to ensure that each library in Durham has a bus stop.
3. Place the plan on the February 12 consent agenda.

Reentry Presentation

Gudrun Parmer, Director, Criminal Justice Resource Center, gave a presentation on challenges and barriers faced by individuals returning from prison, as well as information on current Reentry efforts in the community. She discussed the following:

- Reentry Efforts in Durham
- Durham Residents in NC prisons
- Challenges
 - Employment
 - Health
 - Housing
 - Substance Use
 - Family
- Current Reentry Efforts in Durham
- Other Initiatives, Services
- CJRC – Reentry Program
 - Employment Services
 - Individual Placement Assistance
 - Project Restore
- Potential Future Projects

County Manager Ruffin informed the Board that future discussions will be held regarding the Chamber's involvement in the reentry process.

Commissioner Page inquired about available employment with new companies entering into Durham for individuals reentering into society.

Deputy County Manager Carolyn Titus stated that the County Attorney advises that the County cannot legally require new companies to hire reentry individuals.

Commissioner Cheek expressed concern about the lack of participation at the State level through the Department of Correction regarding substance abuse services, education services, and employment-related services. He also expressed concern about individuals having a starting place once they are released from prison

Ms. Parmer stated that over the past three months, the Department of Correction has implemented the office of transition services. The funding received for the going home initiative was used to try out the reentry efforts with individuals who are still incarcerated.

Directives

1. County Manager to work with General Services regarding placing reentry individuals in available positions.
2. Draft a letter from Chairman Reckhow to the Local Delegation promoting the program and asking for possible expansion in funding in the budget; seek federal commitments; ask what can be done in terms of setting up better transitions within the prisons; and follow up about moving into the community in terms of the continuance of funding programs.

Closed Session

Commissioner Cheek moved, seconded by Commissioner Page to adjourn to closed session to consult with an attorney regarding a claim and to preserve the attorney-client privilege pursuant to G.S. § 143-318.11(a) (3).

Reconvene to Open Session

Chairman Reckhow announced that the Board met in closed session; direction was given to staff; no action was taken.

Adjournment

There being no further business, Chairman Reckhow adjourned the meeting at 5:03 p.m.

Respectfully Submitted,

Angela M. McIver
Staff Specialist
Clerk to the Board's office