

REVISED

(Addition—Item No. 2a;
Revision—Item No. 4)

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

Monday, February 5, 2007

9:00 A.M. – 11:15 A.M. Worksession

AGENDA

1. **Advertising of Tax Liens**

5 min.

Authorize the Tax Administrator to provide public notice and advertise the 2006 delinquent tax liens. N.C.G.S. 105-369 states 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 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

Resource Person(s): Kenneth Joyner, RES, Tax Administrator

County Manager's Recommendation: The Manager recommends that the Board suspend the rules and approve the Tax Administrator’s request to begin advertising the 2006 tax liens in the month of March.

2. **Panther Creek Industrial Plan Amendment**

10 min.

The Board is requested to receive a report on the preliminary analysis of a possible Panther Creek Industrial Plan Amendment.

Planning Department recommends 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.

Resource Person(s): Frank M. Duke, AICP, City-County Planning Director

County Manager's Recommendation: The Manager recommends that the Board receive the report and suspend the rules to direct staff to discontinue work on a plan amendment in this area.

2a. Comprehensive Plan Amendment—Lowe's Grove Property

10 min.

The board is requested to authorize the County Manager to submit a Comprehensive Plan amendment application and represent the County in this matter.

The County purchased the former Lowe's 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.

Currently, 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.

Resource Person(s): Wendell Davis, Deputy County Manager; Glen Whisler, County Engineer; and Jane Korest, Open Space and Real Estate Manager

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

3. **Feasibility Study for Processing Facility for Local Farm Products**

30 min.

Barry Jacobs, Chairman of the Orange County Board of County Commissioners, has 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. Alamance, Caswell, Chatham, Orange, and Person counties have also been asked to participate.

Resource Person(s): Noah Ranells, Orange County Agricultural Economic Development Coordinator; Ellen W. Reckhow, Chairman; Mike Ruffin, County Manager

County Manager's Recommendation: The Manager recommends that the Board approve participation and place the item on a future consent agenda when the amount of participation has been determined.

4. **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**

30 min.

On June 12, 2006 Durham County became one among 200 cities and counties across the country to adopt a 10 Year Plan to End Homelessness.

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. The role of Triangle United Way is to coordinate the implementation efforts by working with the Executive Team consisting of community leaders and County and City staff including members of the Durham Center, the Department of Social Services, 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.

The Executive Team reviewed and unanimously approved the proposal received by the Durham Affordable Housing Coalition to serve as the Implementing Agency. The

proposed contract as well as the Scope of Work is attached. 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.

Resource Person(s): Heidi York, Assistant County Manager; Ellen Holliman, Director of The Durham Center; Sammy Haithcock, Director of the Department of Social Services; Rich Lee, Director of the Affordable Housing Coalition; Stan Holt, Triangle United Way; and Herb Davis, Chair of the Executive Committee of the 10 Year Plan to End Homelessness.

County Manager's Recommendation: The County Manager recommends that the Board review the contract between Triangle United Way and the Durham Affordable Housing Coalition; approve the funding for its implementation; and place the item on the Board's February 12, 2007 Consent Agenda.

5. **McDougald Terrace Library Service Plan**

30 min.

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. The Library Director will present a proposal for services operations.

Resource Person(s): Skip Auld, Durham County Library Director

County Manager's Recommendation: The Manager's recommendation is for the Board of County Commissioners to accept the recommendation of the Library Director and approve the hours of operations.

6. **Reentry Presentation**

30 min.

At its December 11, 2006 meeting, the Board of County Commissioners discussed the need for more information regarding Reentry. Specifically, Board members requested a presentation on challenges and barriers faced by individuals returning from prison, as well as information on current Reentry efforts in the community.

Resource Person(s): Gudrun Parmer, Director, Criminal Justice Resource Center

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

Resume Worksession
2:00 P.M. – 5:00 P.M.

7. **Closed Session**

3 hrs.

The Board is requested 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).

5 hrs. 25 min.