

**February 15, 2000**

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

Tuesday, February 15, 2000

9:00 A.M.

**Walking Tour, Master Plan Update, and CIP Project Criteria**

**MINUTES**

Place: Walking Tour from Durham County Government Administrative Complex to the Health Department and Riding Tour through adjacent neighborhood

Present: Chairman MaryAnn E. Black, Vice-Chairman Ellen W. Reckhow, and Commissioner Becky M. Heron

Others Present: Deputy County Manager Carolyn P. Titus, Deputy County Manager Wendell Davis, County Manager David F. Thompson, Finance Director Patricia Gravinese, Public Information Officer Deborah Craig-Ray, County Attorney Chuck Kitchen, County Engineer Glen Whisler, Purchasing Director Sandra Phillips, Clerk to the Board Garry E. Umstead, and a citizen group from the Holloway Street Neighborhood Association

Absent: Commissioners William V. Bell and Joe W. Bowser

Presider: Chairman Black

Deputy County Manager Wendell Davis convened the group in the lobby of the County Manager's Office. He opened the session by explaining the Facility Master Plan and discussed the purpose of the walking and riding tour.

Kevin Montgomery, Architect, OBrien Atkins Associates, conducted the walking tour from the Durham County Government Administrative Complex to the Health Department. When the group approached the buildings in each block, he explained how the building would fit into the Facility Master Plan. He described the historical significance of each building and pointed out various features of the buildings.

The riding tour planned by the Holloway Street Historic District Neighborhood Association began from the Health Department.

The following sites were visited:

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1. Dillard Street (Homeless Shelter, Lockwood Manor)
2. Holloway Street (Scarborough Nursery, Genesis House, Phoenix House, former SRO and other properties of interest)
3. Gilbert Street (Southern States Complex, Seeds Community Garden, Performing Arts Training Center)
4. Carlton Avenue (between Elizabeth and Oakwood)
5. Golden Belt Complex (new adaptive reuse at corner of Elizabeth and Main)
6. Liberty Street (between Dillard and Alston Avenue)

At the conclusion of the riding tour, the meeting was moved to the Health Department building. Mr. Montgomery presented the Facility Master Plan based on the Board's direction from the December 6, 1999 Commissioner meeting.

Mr. Montgomery began the presentation by orientating everyone on the three-dimensional model he built. He described in detail the three different alternatives that could be used to build a 250,000-square-foot complex for the human services building with a 1,200 to 1,500 space parking deck.

The Commissioners, staff, and members of the neighborhood association asked questions and made comments to which the architect responded.

County Manager Thompson recapped scenario number one for the County Commissioners. He said this would be the final scenario until we find something better.

The County Commissioners asked the architect to cost out one proposal to address the building along East Main Street between Roxboro and Dillard Street. The proposed scenario would blend new and old buildings. There would be two landscaped outdoor plazas and a large parking facility. Space would be available for offices and private businesses. Scenario number one would demolish the Social Services building at the corner of Roxboro and East Main Streets to open up the entrance to downtown. A new human services complex would be built for the Department of Social Services, Public Health, and Mental Health. The complex would be a 250,000-square-foot campus. The River of Life Church building would be destroyed to make way for open space. A parking deck would be built beside the old Library building with commercial space possibly mixed and residential space would line the street. The Sheriff's Department annex and Durham Housing Authority would be destroyed except for the facades which would be entryways for new buildings.

Chairman Black called the official meeting to order at 11:07 a.m. Chairman Black, Vice-Chairman Reckhow, and Commissioner Heron were present. Commissioners Bell and Bowser were absent.

Claudia Odom, Budget Director, said she wanted the Commissioners to talk about the Capital Improvement Program (CIP) framework to rank the projects.

Ms. Odom discussed the review criteria selection process for the CIP for the years 2001-2006. The process included the following steps:

- Select Absolute Criteria
- Select Evaluative Criteria
- Assign Value to each Evaluative Criteria
- Assign Range to Rate Each Question
- Gain Consensus on the Ranking Process

The total capital request from Durham County Departments amounted to over \$180 million. The CIP document will include the total requests from all agencies. The administration is looking at a five-year horizon.

County Manager Thompson assisted with the presentation.

Budget Director Odom reviewed the Project Proposal Rating schedule for the Commissioners.

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A lengthy discussion followed about the CIP review criteria selection process.

The Commissioners requested that staff present to the Commissioners a ranking of the capital improvement projects.

County Manager Thompson suggested that the City and County Managers 20/20 Implementation Team rank the projects with the help from the budget staff.

The Commissioners requested that staff bring the county government rankings and the schools ranking to the Commissioners at separate times. Then the two documents would be blended into one CIP document.

Ms. Odom gave the Commissioners a revised CIP Timeline for their review and information. The timeline schedule follows:

Board Consensus on Review Criteria and CIP Timeline	February 7, 2000
Information Gathering	February 7 – March 10, 2000
CIP Working Document provided to BOCC	March 20, 2000
County Departments, Durham Public Schools, Durham Technical Community College and Museum present to the BOCC	March 27 – April 7, 2000
Public Input (Community Conversations, Public Forum)	April 10 – 14, 2000
Board Deliberations, Priority Setting	April 17 – 26, 2000
Manager Recommendations to BOCC on financing CIP	May 1, 2000
Board Deliberations	May 2 – 19, 2000
Public Hearing	May 8, 2000
CIP Approval	May 22, 2000

The Commissioners concurred to work on the CIP from 1:00 p.m. to 4:00 p.m. on April 3, 2000 after the regular monthly worksession.

The Commissioners will meet on Monday, March 20, 2000 at 1:00 p.m. to 4:00 p.m. relative to the budget.

The Commissioners concurred to meet at 5:00 p.m. on March 13, 2000 to receive an overview on the budget process to date.

The Commissioners decided to meet on Wednesday, April 5, 2000 from 9:00 a.m. to noon for a budget worksession.

**Adjournment**

Chairman Black adjourned the meeting at approximately 12:30 p.m.

Respectfully submitted,

Garry E. Umstead, CMC  
Clerk to the Board