

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

Tuesday, September 8, 2015

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 Fred Foster, Jr., Wendy Jacobs and Ellen Reckhow

Presider: Chairman Michael D. Page

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.

Chris Tiffany spoke on the mistreatment and neglect of jail inmates, even inmates with fragile health, by police and correctional officers.

Elois Johnson requested an ordinance that regulated the cleanup of pet waste in public locations. She also wanted to file complaints against her neighbors--one had too many dogs living in poor conditions and another walked their dog without a leash.

Chairman Page asked Ms. Johnson to give the addresses she mentioned to the Clerk to the Board in order to deliver the information to the appropriate office.

Gwyn Silver raised her concerns regarding the underutilization of the Holton Career and Resource Center.

Chairman Page requested that Ms. Silver's citizen comment be put on record as having been brought up at this Worksession meeting so as to discuss it at the Leadership Meeting with the City and School Board.

Commissioner Reckhow suggested that Ms. Johnson's concerns be put on a Joint City-County Committee agenda in order to be made into a City ordinance. Commissioners Jacobs and Reckhow and Chairman Page agreed to send Ms. Johnson's complaint to the Environmental Affairs Board and to the Animal Control Board. This would allow each board to give an official statement to the Board of Commissioners and could then be brought up at a Joint City-County Committee.

Commissioner Jacobs also added that there were people actively finding ways to address issues around the community and mentioned the door-to-door visits Keith Dos Reis, Jr., Recreation Supervisor, and other employees made to deliver special brochures with program information that Holton Career and Resource Center offers.

Tommy Hunt stated his opposition of the renaming of the Durham County Memorial Stadium. He mentioned his long held camaraderie with Mr. Willie R. Bradshaw and suggested a memorial plaque or naming of a field in his honor instead. With permission from Chairman Page, Mr. Hunt used an additional 30 seconds to urge the Board to support the creation of the Sports Commission.

Frank Davis discussed the Memorial Stadium Authority's recommendations to honor Mr. Willie R. Bradshaw's legacy which included having a plaque made, naming the football field after Mr. Bradshaw, and putting his name above/on the scoreboard. Mr. Davis also expressed his support of the creation of a Sports Commission/Taskforce.

Omar Beasley presented a resolution from the Memorial Stadium Authority in support of the creation of the Sports Commission or Authority.

Chairman Page announced that all citizen comments would be addressed and each citizen who spoke would receive notice of any action taken from staff regarding their concerns or requests as necessary.

Discussion Items:

15-646 Removal of Citizen Appointments

The Board was requested to remove individuals from their respective boards in keeping with the Attendance Policy approved by the Board of County Commissioners in August 2014. "If an appointee has absences (excused or unexcused) which constitute more than 50% of the meetings in any calendar year or three (3) consecutive unexcused absences or five (5) consecutive excused absences in any calendar year, he or she is obligated to resign."

The Clerk noted that attempts had been made to notify the board members, but she had not received a response. Mr. Matouka was appointed by the County to the Environmental Affairs Board on June 22, 2015, but he was appointed by the City to the same Board on June 15, 2015. Mr. Matouka failed to notify either Clerks' Office of his dual seat.

Commissioner Reckhow inquired whether the Joint City-County Planning Committee still reviewed and made recommendations to the jointly appointed boards so that the double appointments would not happen anymore. Vice Chair Howerton explained that the City opted to not vote on County appointees and the County not vote on City appointees. Commissioner Jacobs stated that she would make sure to include this into the next agenda and discuss a coordinating mechanism in order to prevent any future double-appointments.

Commissioner Reckhow moved, seconded by Vice Chair Howerton to suspend the rules for removal of citizen board members due to poor attendance.

The motion carried unanimously.

Commissioner Reckhow moved, seconded by Vice Chair Howerton, for removal of Faye Paige from the Durham City County Appearance Commission due to unsatisfactory attendance and Neil Matouka from the Durham City County Environmental Affairs Board due failing to notify either Clerks' Office of his dual seat.

The motion carried unanimously.

15-645 Report on the BECOMING Project

Jennifer Meade, Training/TA Coordinator; Garron Rogers, Youth Coordinator; Ann Oshel, Principal Investigator; Cadderick Lindsay, young person to give youth perspective; and Dr. Dave Currey, Project Director, took their seats in front of the Board. Ms. Oshel detailed the rigorous application process and made special note of the significance of being awarded the grant in 2009 to support the project—the funding cycles would end on October 1, 2016. She described the Comprehensive Evaluation Report, which would be released in the future, to be a deeper analysis of higher level data that was to be presented at this meeting as well as some of the proven-effective strategies for working with young people, the cost of the interventions, and the return on investment.

Commissioner Reckhow requested that the Baseline Data Report that was released in the fall of 2014 be re-submitted to the Board. Ms. Oshel stated that they would be re-sent.

Ms. Oshel stated that the Substance Abuse Mental Health Services Administration (SAMHSA) funded the project and because BECOMING was the last cohort to receive six-year funding they would not be eligible to reapply for any continuation funding. BECOMING Durham's goal was to improve the system that supports transition-age youth in Durham that had mental health challenges. At the time that the grant was being written, there were very limited efforts around developing a system of care for transition-age youth—specifically 16-21 year old Durham County residents with Medicaid or no insurance who were experiencing mental health and other life challenges. The targeted population was highly transient in nature, this compelled BECOMING Durham to design a portal of entry that was flexible, timely, and responsive. Included in the process was a full time Durham police officer that performed outreach efforts and served as a liaison between the program and youth in jail. An important pattern that emerged was that young people did not show up seeking treatment, they showed up because they were in crisis (e.g. homeless, pregnant, out of school, in an abusive relationship) and many times their mental health issues had gone undiagnosed and untreated.

Over 1000 young people were screened for enrollment and as of August, 2015, 517 had enrolled. Ms. Oshel enumerated that of the youth served 53% were female, 41% were between the ages of 18-19, and a majority were Black. Upon enrollment, BECOMING staff administered a Trauma Exposure Screening Instrument, 24 item questionnaire, with the assumption that early life experiences of trauma exposure largely influenced the trajectory of life outcomes. There was a correlation between the number of traumatic exposures and unfavorable life outcomes; it took only four (4) traumatic event exposures to place someone at high risk for "poor life outcome," the average reported was nine (9) exposures, but some enrollees reported up to 21. Social support and connectedness to other people made a positive impact on the mental health and life situations of enrolled youth. At the time of enrollment, 77% of the young people had not finished high school (even though 64% of those screened were over the age of 18), and 13% had not even completed the 8th grade.

Commissioner Foster inquired about the gender breakdown of the 25% suicide attempts and the age group that reported they had experienced someone close to them pass away. Ms. Oshel responded that she did not have a gender breakdown regarding suicide attempts at the moment—she could report back on it—and the data regarding traumatic exposures came from 16-21 year-olds. Commissioner Foster asked if there were any other systems in place for youths after they aged out of the program. Ms. Oshel informed him that young people were never "discharged," but staff did ensure that they were connected to other social support systems before leaving the program.

Mr. Rogers managed the Youth Advisory Council (YAC), the youth leadership component of BECOMING Durham. It was youth guided, the youth had an input on what they did and which services they received. The activities they participated in included cleaning Long Meadow Park, leadership skills

training, public speaking training, certified peer education training, group facilitation, and conflict resolution. They toured college campuses, presented at national conferences, attended Policy Day on Capitol Hill, and participated in the City's Homeless Services Advisory Committee's homeless youth point-in-time count. Ms. Oshel stated that in 2014 the YAC was given their own budget and were allowed to manage it without any adult input other than a few reasonable spending parameters; this taught them altruism, event planning, budgeting, and fiscal responsibility.

Mr. Lindsay, member of Youth Advisory Council (YAC), presented the Board with his personal testimony of how BECOMING Durham has helped him care for his mental wellbeing, his success, and improved his life. He described going through the foster care system and facing homelessness before enrolling in the program about a year ago. He was currently no longer homeless and he was employed; the program allowed him to have many opportunities and aided the development of his leadership skills. Mr. Lindsay became a certified peer educator and was planning to speak at the National Federation of Families for Children's Mental Health Conference in November of 2016.

Ms. Oshel stated that there were many youth with similar stories, but those other young people did not know where to go. BECOMING offered a safety net service for youth who fell through the cracks of multiple systems. Ms. Oshel vocalized her concern regarding the wellbeing of the disadvantaged youth if BECOMING Durham ceased to exist after funding ended on October 1, 2016.

Commissioner Jacobs thanked the panel and commented that she was struck by Mr. Lindsay's testament. She acknowledged that the YAC was civically engaging the youth in the community and was motivating them to become leaders.

Vice Chair Howerton thanked the BECOMING Durham staff for their dedication and Mr. Lindsay for sharing his story. She stated that Mr. Lindsay embodied the plight of young men in Durham. She inquired whether BECOMING was able to track how many youth reentered the criminal justice system after leaving the program. Ms. Oshel explained that they did and observed how youth progressed afterwards. Vice Chair Howerton suggested that it would be beneficial for the youth to see the inner workings of the State by traveling to the legislature in Raleigh. Mr. Rogers concurred that they would. Vice Chair Howerton asked if there were any ideas on how to keep the program going. Ms. Oshel stated that they had a sustainability section in their strategic plan and every program was designed to have a source of revenue in order to continue beyond grant funds. Besides that revenue, they were also pursuing other funding sources in the interest of continuing the programs that had been the most successful.

Chairman Page inquired about the average length of youth's participation in the program. Ms. Oshel clarified that the youth were required to eventually enter into treatment, but there was not a time limit for participation. Chairman Page asked what would happen to enrolled youth after the grant period ended. Ms. Oshel explained that that was a conversation that needed to happen between the providers in Durham—to determine which parts of BECOMING would remain intact—but it was unknown at this time. Chairman Page questioned the collaboration between this group and other counties. Ms. Oshel stated that the program, in its totality, was unique to Durham, but that pieces of it were being replicated in a few other counties. Chairman Page suggested that Ms. Oshel present this discussion to the Alliance Behavioral Healthcare Board.

Commissioner Reckhow thanked the panel and questioned whether the Youth Council had invited other youth organizations to participate in their projects and if there was any interaction with the Made in Durham organization. Mr. Rogers answered in the affirmative, he stated that there was some collaboration between the two organizations and a few young people were involved with both organizations.

Commissioner Reckhow requested that there be more data demonstrating that collaboration in the next report that BECOMING sends the Board.

Commissioner Reckhow asked if a portion of the Local Management Entity's Fund Balance would be taken by the State. Ms. Oshel and Chairman Page explained that it would not be certain until the final budget was presented. Commissioner Reckhow suggested that Durham County work with the Association of County Commissioners to advocate for a stronger level of funding from the State. Finance Director George Quick corroborated that it was unknown how much of the Fund Balance would be taken. He offered that the Board could request that Rob Robinson, Alliance Behavioral Healthcare CEO, present at a Worksession and explain their plan for the Fund Balance—a letter from the Manager or Clerk would suffice. Commissioner Reckhow directed staff to create and send a letter to Alliance Behavioral Healthcare requesting that they present their plan for the Fund Balance at a Worksession.

Directive:

- **Staff to send a letter to Alliance Behavioral Healthcare requesting that they present their plan for the Fund Balance at a Worksession.**

15-630 Durham County Women's Commission Presentation of Annual Report and FY16 Planning Update

Jina Dhillon, Azillee Thomas, and Davida Major, current chair, presented the report to the Board.

Ms. Dhillon described a two-panel model format for community forums that the Women's Commission planned on using for future events; it would begin with informing women in the community of the many resources available to them through the County or nonprofit organizations. The second half of the forum would focus on a subject that the Women's Commission deemed a priority, such as education policy. The Women's Commission viewed themselves as a liaison for the Board and the women in the community; this required them to find county level resources in order to transmit it to women in the community. In the opposite direction, they would gauge the needs and priorities of women in the community and present it to the Board of Commissioners via periodic updates. One method they utilized for assessing what women in the community needed included developing and administering a community health survey—the survey collected some demographic information and gave women the opportunity to list ways in which the County could help them lead healthier lives and any barriers they perceived as preventing them from doing so. The top two (2) priorities were access to fitness or exercise programs and access to information and resources on healthy food; the major barrier included work-life balance, i.e. finding the time to be physically active. The subjects that the Women's Commission would be focusing on for the fiscal year were food insecurity, homelessness, and affordable housing availability.

Vice Chair Howerton asked if any research was conducted on the number of women that were homeless. Ms. Dhillon explained that they had only recently chosen this topic and did not yet have much information. Vice Chair Howerton stated that the Homeless Advisory Services Committee had homelessness data, but that it might not be as detailed regarding the gender of the homeless population—she requested that it be looked into and the results sent to the Board.

Commissioner Jacobs inquired what the commission's plans were for the upcoming fall and if they included hosting any more large events. Ms. Dhillon stated that the community forums were the most effective for them, but that they could not ensure high community attendance rates unless the commission joined with preexisting events. Ms. Major clarified that the Women's Commission simply attended the Health Awareness event, it was actually hosted by the North Carolina Central University Chapter of Delta Sigma Theta Sorority, Incorporated. She stated that more partnerships with large events were planned in order to reach more women in the community. Commissioner Jacobs suggested creating a resource list or

directory for women's and children's resources that they could distribute or add to the County website. She further inquired whether they had connected with the Health Department regarding the community health survey. Ms. Dhillon responded that they had not because the survey was very informal and more geared towards identifying needs. Commissioner Jacobs suggested a few different organizations to partner with that included the Health Department, Genesis Home, Durham Public Schools, and the Junior League of Durham and Orange Counties.

Chairman Page requested that the commission send all their events to either the Clerk to the Board's Office or to the Public Information Office. He encouraged them to create more events through partnerships and suggested that they also participate in the County's cable TV programming.

Commissioner Reckhow counseled that there needed to be better communication and transparency regarding events. She suggested another possible partnership be done with the Library staff due to their experience hosting and advertising high quality programs, as well as their ability to retain prominent speakers for women's issues.

Directives:

- **Women's Commission to research the number of homeless women in Durham County and send the data to the Board.**
- **Have the Women's Commission communicate with Deborah Craig-Ray regarding their possible participation in the County's cable TV programming.**

15-584 Discussion on Sports Commission

Casey Steinbacher, President Emeritus of the Greater Durham Chamber of Commerce, introduced herself and Shelly Green, President and CEO of the Durham Convention and Visitor's Bureau, as the co-chairs of the taskforce that petitioned for the creation of the Durham Sports Commission. Ms. Steinbacher detailed the inception of the task force and the discussions that were had over a two year period regarding the Sports Commission's functions, funding sources, organizational structure, utilization by the community, and utilization as an economic development activity. The plan as presented would be the official recommendation for the Durham Sports Commission by the taskforce for consideration for creation.

Ms. Green defined the sports commission's purpose and functions—they included defining a strategy for sports tourism, assessing the needs of the community, determining the capability to host local sporting events, bidding on regional and/or national sports events, developing guidelines for providing incentives, sponsorships and underwriting for sports tourism events, create inventory of facilities and venues in Durham County. She also delved into the ways that Durham County would benefit from a sports commission—it would generate \$2.6 million in the first three (3) years, bring positive media exposure, increase local youth team involvement, and it would create internship positions.

Ms. Steinbacher stated that the recommended structure for the commission would be as a separate 501c3 tax-exempt organization—an independent, standalone Board of Directors with the County, City, and Greater Durham Chamber of Commerce each appointing three (3) directors. The operations of the commission would be contracted by the Durham County Convention and Visitors Bureau (DCCVB) under a three (3) year startup contract, but governed by the Board of Directors. The operations contract would include employing an Executive Director and a Sports Service Coordinator and providing all necessary administrative expenses. The Executive Director would be a high profile position, the ideal person would have years of experience and a broad network in the industry. The City of Durham and Durham County

would be asked to provide funds solely for bidding, sponsorship, underwriting fees, recruitment, and support of existing incentives.

Ms. Steinbacher explained that the requested funding would be tied to the percentage growth in occupancy tax revenues, i.e. bed-tax. The County, City, and DCCVB would each be recommended to dedicate a percentage of the increase of the bed-tax dollars over the 2014-2015 base year, revenue which the County had not yet received. The DCCVB projected an increase in bed-tax revenue of 10% for FY15-16 and 6.5% for FY16-17—these figures were based on historical data and took into consideration newly established hotels. It was suggested that the DCCVB dedicate 50% of their increase in the first year of the startup contract, 45% in the second, and 40% in the third.

Vice Chair Howerton requested that the difference in the County and City funding figures be explained. Ms. Green clarified that a 6% occupancy tax was collected at hotels, half of that would be split between the City and the County, but the County's portion (57.5%) of the revenue would be larger than the City's portion (42.5%); the same idea was applied to the portion of funding that was suggested each governing body commit. It was suggested that the County and City dedicate 33% of their increase in the first year of the startup contract, 30% in the second, and 25% in the third.

Commissioner Reckhow inquired whether they were only using the growth from new hotels growth or the growth across the entire community. Ms. Green responded that they were using the latter. She further revealed that Durham had experienced 11% growth during FY14-15, she estimated that there would be an additional 10% growth for FY15-16. Commissioner Reckhow asked what would occur if another recession were to happen during FY16-17. Ms. Green resolved that contributors would only pay based on the percentage of actual gains, not estimated gains. Commissioner Reckhow asked if the County would be expected to dispense the funds at the end of the fiscal year or throughout—as was the custom. Ms. Green stated that it would be structured in the MOU and they could possibly accept quarterly payments, but the commission would not be able to wait until the end of the year as it would affect their ability to commit for events.

Commissioner Reckhow thanked all of those who were involved with the taskforce and stated that it would be expected that an addendum enumerating all existing major sporting events be included in the first year contract in order to measure the growth that resulted from the creation of a Sports Commission. Both confirmed that that was the plan.

Vice Chair Howerton inquired as to what the overall budget would be. Ms. Steinbacher responded that the first year's budget would be \$300,000, the second year's would be \$450,000, and the third year's would be \$500,000. Vice Chair Howerton asked what would be done for the youth unable to afford participation in hosted activities. Ms. Steinbacher divulged that the taskforce discussed the commission aiding in underwriting some local sporting events; this would help lower event costs, which in turn would lower participant costs.

Commissioner Foster questioned what would be the Greater Durham Chamber of Commerce's contribution to the Sports Commission. Ms. Steinbacher explained that the Chamber of Commerce was added to have the private-sector represented on the Board of Directors; it would allow business representatives in the community, who enjoy sports and are willing to financially participate, be more engaged at the Board level. Private sector funding would be a necessity for the livelihood of the commission.

Chairman Page mentioned that there were plenty of collegiate level benefits discussed, but wanted to know how youth sports teams would benefit. Ms. Steinbacher established that youth sports were a high

priority and they wanted to create a community infrastructure to help them tap into the available resources. The Sports Service Coordinator would create a sort of community sports advisory committee in order to better focus on youth sports—this would serve as the central point for youth teams to request help for their activities/events, for finding discounted hotel rates, etc.

Vice Chair Howerton asked who would have oversight of the Sports Commission. Ms. Steinbacher explained that the Board of Commissioners would provide oversight by power of appointment—each Director would have to provide an annual report and be reappointed.

Commissioner Jacobs expressed her excitement and emphasized that the Sports Commission would provide many benefits for the community—one of which was finding alternative ways of generating revenue in Durham County to improve economic development. She stated that the creation process could be completed in 120 days, but that the Joint City-County Committee would not be meeting until November—the more time they spent discussing the issue, the more bidding opportunities they lost out on. She requested that there be a poll done in order to change the next Joint City-County Committee meeting from November to October.

Manager Davis stated that there are many critical decisions that needed to be made regarding the Sports Commission creation and the County should give the proposal necessary due diligence. He suggested that the Clerk to the Board and the City Clerk consult with one another in order to examine possible Joint City-County Committee meeting dates in October.

Chairman Page requested clarification of the Sports Commission's purpose in the community. Ms. Steinbacher explained that it would serve as a single point-of-contact community entity with all the necessary resources and connections at its fingertips, but the community members and organizations would not be required to use the commission or its services.

Commissioner Reckhow directed staff to begin performing the internal work needed to aid in the progress towards the creation of the Sports Commission.

Directives

- **Staff to begin performing the internal work needed to aid in the progress towards the creation of the Sports Commission.**
- **Clerk to poll Board of County Commissioners and City Council in order to change the next Joint City-County Committee meeting from November to October.**

15-648 Discussion on Naming Policies and Whether the Board of Commissioners Should Change the Name of the Durham County Memorial Stadium

Attorney Siler gave a summary of what took place at the August 3, 2015 Worksession which included the Board's request for a recommendation by the Memorial Stadium Authority regarding the renaming of the Memorial Stadium.

Chairman Page stated that he received a few letters regarding the naming from the Veterans of Foreign Wars, the American Legion, and other citizens. He acceded to naming the football field and the scoreboard, as well as having a plaque made in memory of Willie R. Bradshaw.

Vice Chair Howerton proposed that there also be a plaque made to clarify that the "Memorial" in the stadium's name was specifically for honoring veterans. Chairman Page concurred that they should

officially declare this with a plaque. Commissioner Jacobs added her agreement regarding the plaque to further cement the commemorative history of the naming; there would also be many opportunities that the Sports Commission would enable them to accomplish as well.

Commissioner Reckhow established her agreement with Chairman Page's position, but suggested that the scoreboard be left "as is" in order to leave opportunities for other citizens to be recognized in the future. She stated her preference of the Durham Library naming policy and would ask the County Attorney's office to generalize it in order to create a similar naming policy for the County. This would allow the County to recognize citizens that made major contributions to the community, both monetary and nonmonetary. Chairman Page declared his respectful disagreement due to wanting to comply with citizen's requests in honoring Willie R. Bradshaw as well as the Stadium Authority's recommendations. He would not support it if any changes were made.

Commissioner Reckhow inquired whether the scoreboard was discussed as a recommendation at the Memorial Stadium Authority's meeting or if the recommendations only including what was in the Authority's memorandum. Commissioner Jacobs explained that the Stadium Authority discussed having Mr. Bradshaw's name visible in different locations, but the memorandum recommendations included the football field and having his name on not just a plaque, but somewhere large and clearly observable on a wall surrounding the field.

Vice Chair Howerton stated her support of Chairman Page's position, but wanted to include some sort of signage on the street clarifying that the stadium was a veteran memorial—asked for a cost estimate. Manager Davis responded that based on signage that was previously done for a different location, General Services estimated that the cost would be in the \$80,000 range. Vice Chair Howerton stated that she would still like to have General Services inquire to see what that would require and look like and get back to the board with a response.

Commissioner Reckhow recommended that a plaque inside of the stadium, on the concourse, be made to explain the historical context of the stadium's name, instead of the signage that would be outside of the stadium.

Commissioner Jacobs stated her support for Chairman Page's stance regarding the football field, the scoreboard, and a plaque for Mr. Bradshaw. She also preferred having a veteran plaque inside of the Stadium.

Attorney Siler brought up that the Memorial Stadium Authority also recommended that Durham County develop a naming policy and requested some direction for the Attorney's office before the Board moved forward. Commissioner Reckhow recommended that the Attorney's office use the Library naming policy as template for Durham County naming policy. Chairman Page and Attorney Siler agreed to present a Durham County naming policy draft to the Board at the October 5, 2015 Worksession.

Commissioner Foster stated his support for naming the field and the scoreboard in Mr. Bradshaw's honor, for the creation of a veteran plaque in the concourse to provide historical context, as well as for having staff create a Durham County naming policy.

Directives:

- **Have staff create a Durham County naming policy and present it to the Board at the October 5, 2015 Worksession.**

- **Move this item, regarding the naming of the field, scoreboard and plaque, to the consent agenda on the September 28, 2015 Regular Session.**
- **Have staff alert Mr. Bradshaw's family that this will be adopted at the September 28, 2015 Regular Session.**

15-634 Opportunity Sites for Affordable Housing Development within Future Rail Transit Areas

Commissioner Reckhow announced, for public record, that the Draft Environmental Impact Statement (DEIS) was under a federal process that the Durham Board of County Commissioners did not actually vote on.

Planning Supervisor Aaron Cain, introduced Kari Grace, Planner I for the Town of Morrisville, and Phil Hanson, Planner I for the Town of Chapel Hill.

Ms. Grace stated the purpose of the study, a description of study methods used, results of interviews that were conducted, discussion of the GIS suitability analysis and the derived stationary profiles, and summary of recommendations based on findings. To provide context, Ms. Grace stated that the City Council and Board of County Commissioners had previously passed a resolution that declared 15% of the housing within a half mile of the proposed stations would be affordable. They used opportunity site data from the Triangle J Council of Governments as their baseline. Their study aimed to explore the following questions: what were Durham's current assets; how could those assets be used to achieve the affordable housing goal; and which strategies would enable the goal to be accomplished.

Mr. Hanson described the methods they used to examine the land usage and how they scored each land parcel with respect to redevelopment feasibility.

Commissioner Reckhow inquired as to why they did not include the Downtown station area with the Dillard and Alston stations as having significant potential for redevelopment. She suggested it be red-flagged for Planning staff because including the Downtown station area would provide an opportunity to mix in affordable housing where it was lacking. Mr. Hanson clarified that the Dillard and Alston stations were selected purely on acreage count. Ms. Grace specified that their study was very preliminary and it only considered the numbers and data, not market feasibility.

Mr. Hanson stated that a main takeaway was that in areas with few publicly owned parcels there would need to be other strategies employed used, such as partnerships or other incentives, to induce privately owned properties to include or redevelop into affordable housing—all areas had potential for redevelopment, but the techniques for supporting affordable housing would need to be different for each area. Report recommendations included increased communication in joint planning efforts between all agencies involved, facilitating partnerships with the Durham housing authority, expedited permits for the construction of affordable housing units, etc.

Commissioner Reckhow inquired whether there was any action taken regarding the report recommendations that Mr. Hanson listed. Planning Supervisor Cain stated that a few of the recommendations were generating actions and gave three examples to demonstrate this.

Commissioner Jacobs stated the types of people who would statistically benefit from most from affordable housing development within future rail transit areas are low-income—the first and second highest expenses for low-income people are housing and transportation, respectively. Based on the report findings, the County should be focusing on protecting affordable housing as well as creating more affordable

housing at this time. She asked for clarification regarding when the County could begin to include affordable housing in the current Capital Improvement projects. Manager Davis described the steps of progression for projects.

Commissioner Reckhow asked Manager Davis to perform due diligence in advance of creating a draft CIP to gauge the feasibility of a wrap site associated with the proposed parking deck on Main Street. Manager Davis stated he would ask Steve Medlin, Planning Director, and internal Planning staff to scope the feasibility of a wrap site. Commissioner Jacobs suggested that the project could be given to students in the Department of City and Regional Planning at the University of North Carolina at Chapel Hill.

15-632 Informational Session on 2016 Revaluation

Tax Administrator Kim Simpson, introduced Steve Pelfrey, Deputy Assessor, and Ryan Vincent, Revaluation Deputy Assessor and announced that they would be providing a status report on the 2016 Reappraisal (Revaluation). She described what a general reappraisal process included, why it was performed and the statutes governing the reappraisal—primarily GS 105-286 and 105-317—how often it was required, its purpose, and the definition of market value. She gave samples of current changes in home values based on their sales in different parts of Durham.

Commissioner Reckhow inquired if the office would attempt to determine the present market value for homes that had not been sold recently as well as for homes in locations that had not had any sales in the last year. Ms. Simpson confirmed that they would try to bring the market value up to the present and they would be comparing the longer-owned homes to similar homes that were most recently sold. Mr. Vincent stated that they would use current trends to weigh the old sales using statistical methods to find any trends.

Commissioner Jacobs commented that the drastic increases in home values after renovations was gentrification and would prevent many people from purchasing homes in certain areas, including people who lived in the same neighborhoods. Chairman Page concurred.

Ms. Simpson demonstrated how very difficult it was to appraise homes from just viewing them from the exterior. She gave examples of homes that were incorrectly appraised due to limited information and had to go through the appeals process. She stated that the taxes for homes that decreased in value were nonrefundable. The tax rate for home values would not be set until June 30, 2016 at the latest. The only issue the tax office could address would be the appraised value, which was set to become the market value as of January 1, 2016. Ms. Simpson showed the added feature on the Durham Real Property Search called Comper and how to use it.

Commissioner Reckhow inquired as to when the notification letters would be distributed. Ms. Simpson disclosed that they would be sent on December 8, 2015. Commissioner Reckhow was concerned with the length of the appeal process (appeal deadline would be by May 2nd) because it might hinder the Manager from presenting a budget within the deadline. Ms. Simpson stated that they could not technically require that appeals be submitted within the required minimum of 30 days, but they would be encouraging citizens to appeal as soon as possible, preferably online, so as to ensure that their escrow would be given the accurate home value.

Ms. Simpson stated the takeaways as being: the appeals must be based on value (not the change in value or what the expected tax increase might be); qualifying property owners may benefit from one of available property tax relief programs; citizens must appeal online or in writing by 5:00 pm on May 2, 2016; the informal review process would be set to begin December 9, 2015; appeal hearings would not be heard until after April 4, 2016; the first tax bills impacted by the new appraisals would be sent in the summer of

2016. The Tax Administration distributed cards with contact information for the revaluation to Commissioners and staff.

Commissioner Jacobs thanked the panel and commented that the Comper tool was very user friendly. She requested clarification as to how the revaluation was going to spread the overall property tax burden across the county based on current market value. Mr. Vincent, Ms. Simpson, and Attorney Pelfrey each gave an analogy to better explain that the revaluation would ensure that every property owner would be paying their fair share, not any less or any more. Commissioner Jacobs stated her concern for citizens who have lived in their un-upgraded house for decades and would not be able to afford their property taxes due to the newly renovated houses next door. Ms. Simpson stated that they could not determine appraisals based on individual's ability to pay property taxes. Mr. Vincent explained that they also take a home's condition into consideration when determining its value, not just location.

Commissioner Reckhow inquired about the frequency of data updates on the Comper software. Ms. Simpson explained that some areas of the software were still reflecting the 2008 revaluation data, but as the 2016 revaluation was approached, the newest data would become available.

15-644 Revised Board of Health Rule: Regulation of Smoking in Prescribed Public Areas

Public Health Director Gayle Harris stated that the Board of Health submitted a letter to the FDA in an attempt to have e-cigarettes regulated and North Carolina had yet to take any action prohibiting local regulation. As a result, she and Senior Assistant County Attorney Bryan Wardell, on behalf of the Board of Health, were requesting a revision to the Board of Health Rule, "Regulation of Smoking in Prescribed Public Areas" to include e-cigarettes.

Chairman Page requested clarification on who, where, and how the Smoking Ordinance could be regulated and if concerned citizens could call law enforcement to report smokers. Director Harris clarified that homeowners, churches, restaurants, and other establishments could prohibit smoking inside of their own confines; she stated that when she requested for a law enforcement officer to lightly "enforce" the ordinance, their response was not supportive.

Commissioner Reckhow expressed her concern regarding e-cigarettes and inquired if there was a way to create a youth initiative focused on health and not using e-cigarettes. Director Harris stated that there could be, but it would need to be discussed because there was not any state funding. Commissioner Reckhow agreed that it would be very beneficial and suggested sending an educational, but easily comprehensible piece to be published in the newspaper in order to spread awareness.

Commissioner Jacobs inquired if there was any discourse regarding this issue at the state level or if it needed to be brought up. Attorney Wardell stated that the state authorized local Boards of Health to issue regulations. Commissioner Jacobs stated that it was very important to educate the public about the dangers of e-cigarettes; the most effective ways would be a newspaper article, as Commissioner Reckhow had suggested, passing information to parents through the school system, training County security officers to regulate the ban, broadcasting County Public Service Announcements, and using social media. She also suggested including training for security officers. Director Harris announced that there was a group of graduate students from the University of North Carolina working on a Capstone project that would evaluate the rule over the next two (2) years in order to measure compliance and find ways to impact it.

Directive:

- **Add the Approval of the Amendment to the Rule to the September 15, 2015 Regular Session consent agenda.**

15-622 Presentation of the Risk Management Division’s Plan to Support the Increase in the County’s Property Insurance Premium and its Plan to Implement a Comprehensive Property Insurance Appraisal Study

David English, Risk Manager, announced that the County’s total insurable value (TIV) for property insurance increased; which was a result of the Risk Management Division better capturing capital improvement project values into the County’s property insurance, i.e. the premium increase was due to an increase in the amount of property the County owned, not an increase in the actual rate. The higher TIV produced a premium increase that was not included in the FY2016 budget. A comprehensive property insurance appraisal study was required periodically to ensure the County was appropriately determining the replacement value—not market value—of its facilities and properties. Risk Management best practices suggested that a comprehensive study be performed once every 10 years and it would help ensure that the County was not over-insuring or under-insuring its properties.

Commissioner Foster asked when the study would be implemented and whether the County would be refunded for any overpayments in premium. Risk Manager English revealed that they planned on performing the study in the fall of 2015 and confirmed that the County would be refunded if the County’s TIV, and in turn the premium, had decreased. Mr. English stated that he wanted to develop a policy that would require Risk Management be notified of any acquired or sold/lost property in the interest of adjusting the TIV to ensure the appropriate insurance coverage during the gap years of the comprehensive study.

Chairman Page requested to be excused from the September 15, 2015 Regular Session meeting.

Commissioner Reckhow moved, seconded by Vice Chair Howerton, to suspend the rules in order to excuse the absence.

The motion carried unanimously.

Commissioner Reckhow moved, seconded by Commissioner Jacobs, to excuse Chairman Page from the September 15, 2015 Regular Session meeting.

The motion carried unanimously.

Adjournment

Commissioner Foster moved, seconded by Commissioner Jacobs, that the meeting be adjourned.

The motion carried unanimously.

Respectfully submitted,

Tania De Los Santos
Administrative Support Assistant