

REVISED

Addition of Item No. 8

THE BOARD OF COUNTY COMMISSIONERS DURHAM, NORTH CAROLINA

Monday, August 6, 2007

County Commissioners' Chambers
200 East Main Street, Durham, North Carolina

9:00 A.M. Worksession

AGENDA

1. **Receive Presentation from Griffin & Strong, P.C. on the Disparity Study**

45 min.

On August 28, 2006, the Board extended the county's current Minority and Women Business Enterprise Program to June 30, 2007 and authorized the County Manager to enter into a service contract with Griffin & Strong, P.C. to conduct a Disparity Study. Mr. Rodney Strong, lead consultant, and other team members will provide an overview of the study and present their conclusions and recommendations to the Board.

Resource Person(s): Rodney Strong, Griffin & Strong, P.C.; Jacqueline Boyce, Purchasing Manager; and George Quick, Finance Director

County Manager's Recommendation: The Manager recommends that the Board receive the presentation from the consultant; direct staff to modify the existing M/WBE Ordinance with the recommendations reported; and place the item on a future consent agenda for the Board's approval of the revised M/WBE Ordinance.

2. **Durham County Detention Facility Jail Bed Needs Assessment**

45 min.

The Board is requested to receive an update on the Jail Bed Needs Assessment at the Durham County Detention Facility (DCDF). On December 11, 2006, the Board of County Commissioners awarded a contract to O'Brien/Atkins Associates (O/A), P.A. to provide professional services updating the Jail Bed Needs Assessment, including the evaluation of the current Intake and Booking areas at the DCDF.

The construction of the Durham County Detention Facility was completed in 1996, with a bed count of 576. In 1997-98, the bed count was increased by 120 for a total of 696. The current average daily population is approximately 600, and this study evaluated the future bed needs and assessed the supporting operations including the following:

- Inmate population forecasts through 2030;
- Profiles of the detention population, admissions and releases;
- Recommendations of specific number and types of beds;

- Functional and space evaluation of the existing jail intake and booking area;
- Assessment of food service and laundry to accommodate additional beds; and
- Cost estimates

This study provided a schedule and cost estimate for the Detention Center Expansion that can be incorporated into the Capital Improvement Plan (CIP). The intent of this update is to receive the Board's input on the study and provide direction to the staff.

Resource Person(s): Glen Whisler, P.E., County Engineer, Engineering Department; Wes Crabtree, Chief Deputy Sheriff, Sheriff's Office; Franklin L. Turner Jr. AIA, O'Brien/Atkins Associates, P.A.; David Bogard, Pulitzer/Bogard & Associates LLC; and Rod Miller, Pulitzer/Bogard & Associates LLC.

County Manager's Recommendation: The Manager recommends that the Board receive the presentation and provide direction to staff as appropriate.

3. **Durham Public Schools—Revision of Construction Contract for Lowe's Grove Middle School**

15 min.

On June 25, 2007, the Board of County Commissioners approved a contract with DeVere Construction Co. Inc. for the renovation of Lowe's Grove Middle School in the amount of \$7,620,000. Due to the multiple phases or issuances of bonds from the 2003 School Bond Referendum, a final installment of funds for the Lowe's Grove Project will not be available until spring of 2008. In order to remain within current limits, the contract must be reduced by removing three alternates for external canopies for a total of \$354,000. Should the alternate work be required at a later date, an amendment to the contract will be brought before the Board.

The new contract will not include alternates #1, #2, and #3 and will total \$7,266,000. All other bidding and contract documents remain as previously approved.

Resource Person(s): Hugh Osteen, Assistant Superintendent of Operational Services

County Manager's Recommendation: The Manager recommends that the Board suspend the rules to approve the revised contract for the renovation of Lowe's Grove Middle School with DeVere Construction Co. Inc. for \$7,266,000.

4. **South Regional Library Update**

20 min.

The Board is requested to receive an update on the design development phase for the proposed Durham County South Regional Branch Library to be located on the former Lowes Grove School property. On June 27, 2005, the Board of County Commissioners awarded a design contract to The Freelon Group, P.A., to provide architectural services for this branch. At the December 5, 2005 Worksession, the BOCC approved the current site location of the library and directed staff to proceed with the design.

On November 6, 2006, the Board of County Commissioners received an update on the design development phase of the project and modifications were requested. On March 12, 2007, the Board of County Commissioners approved the amendment of the design contract with the Freelon Group, P.A. for the project redesign and deviations from the original prototype design. The prototype plan developed and built for the East and North Branches has been refined for the South Branch and the architect will provide an update to the Board. Refinements include exterior modifications incorporating more brick (removing cast stone and hardiplank siding material) and revising the main entrance. Floor plan modifications include a display area in the main entrance acknowledging the former Lowe's Grove Elementary School, a small vending area with seating, smaller restrooms to conform to the new plumbing code, reconfiguration of stacks, circulation, and reference desks to improve efficiency of the library, and increased usage of self-check out stations. The updated floor plan contains approximately 25,000 square feet with provisions for a future addition of 10,000 square feet. The intent of this update is to receive the Board's input on the updated plan for this branch, which will allow the project to advance to the construction document phase.

Resource Person(s): Glen Whisler, P.E., County Engineer, Engineering Department; and Victor Vines, AIA, The Freelon Group

County Manager's Recommendation: The Manager recommends that the Board receive the presentation and provide direction to staff as appropriate.

5. **Analysis of Impact of Medicaid Relief and Strategy to Determine Whether to Impose a ¼% Sales Tax or .4 (of 1%) Land Transfer Tax**

45 min.

Governor Easley signed the state budget last week, which provides a three-year strategy for the elimination of the County's cost on Medicaid. In addition, the budget provides counties the option to impose either of ¼% sales tax or .4 (of 1%) land transfer tax upon approval by Durham County voters. County staff will be present to discuss the financial impact of the elimination of Medicaid on the County's budget and to lay out a recommended strategy for determining whether to ask Durham County voters to approve the imposition of either new tax.

Resource Person(s): Mike Ruffin, County Manager; Pam Meyer, Budget and Management Services Director; Keith Lane, Senior Budget Analyst; and Gene Hodges, Budget Analyst

County Manager's Recommendation: The Manager recommends that the Board review and discuss the findings and approve the recommendations as presented.

6. **Board and Commission Term Limits and Recruitment Process**

30 min.

At the June 25 Regular Session, the Commissioners decided to discuss whether to continue placing term limits on boards and commissions. In addition, the Commissioners will discuss the recruitment process regarding the appointments.

County Manager's Recommendation: The Manager recommends that the Board hold a relevant discussion.

7. **Closed Session**

20 min.

The Board is requested to adjourn to closed session to preserve the attorney-client privilege and to discuss County of Durham v. Arec 3, LLC, et al., 06 CVS 847 pursuant to N. C. Gen. Stat. § 143-318.11(a)(3).

8. **Possible Moratorium on Conservation Subdivisions**

20 min.

On August 1, 2007, the Joint City/County Planning Committee (JCCPC) discussed conservation subdivisions. Several citizens and JCCPC committee members discussed whether the current version of the Unified Development Ordinance (UDO) that allows for conservation subdivisions, has deficiencies. Furthermore, the JCCPC discussed whether a temporary moratorium is appropriate in order to suspend the development of conservation subdivisions and allow staff and the community adequate time to research and discuss these issues and, possibly, amend the UDO. Staff was directed to present these issues to the Board of County Commissioners.

Resource Person(s): Lowell L. Siler, Deputy County Attorney, and Chuck Kitchen, County Attorney

County Manager's Recommendation: The Manager recommends that the Board receive the information and discuss whether it is appropriate for the Board to adopt a temporary moratorium on the development of conservation subdivision.

~~3 hrs. 40 min.~~
4 hrs.