

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

Monday, November 4, 2019

9:00 A.M. Worksession

**MINUTES**

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

Present: Chair Wendy Jacobs, Vice Chair James Hill and Commissioners Heidi Carter,  
Brenda Howerton and Ellen Reckhow

Presider: Chair Wendy Jacobs

**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.

James Chavis, Jr. expressed concerns about the alleged private meetings that occurred for the 300 and 500 block development on Main Street and requested that the Board not hold any more "private special meetings" for this issue. He stated Durham County employees were unable to provide feedback for the use of the parking deck and alleged that they feared losing their jobs if they spoke up.

Commissioner Reckhow stated she would arrange to meet with Mr. Chavis regarding his concerns.

Heiko Rath discussed the Odd Fellows tract—a 105-acre tract of forested land adjacent to the William B. Umstead State Park and the East Coast Greenway Trail that the RDU Airport Authority (RDU) leased to Wake Stone Corp. for a rock quarry. He described how the quarry affected the environment, Umstead State Park visitors, and residents. Mr. Rath requested Commissioners support the community effort to purchase this land as an addition to the William B. Umstead State Park. He urged the Board to adopt the following statement, similar to the one passed by the City of Raleigh on September 17, 2019:

"The Durham Board of County Commissioners is not in favor of the use of Odd Fellows tract as a quarry and believe that the RDU Airport should have obtained the County's permission before entering into a quarry lease."

Dr. Jean Spooner, Chair of the Umstead State Park Coalition, asked the Board to issue a statement opposing the RDU rock quarry as it was not in alignment with the County's Strategic Goals 2 and 4. She argued the purchase proposal of an RDU Forested Trail Center made by the Umstead State Park was not considered by RDU and that RDU had no legal authority to lease the

land for a rock quarry without approval of the four governmental owners listed on the deed (County of Durham, City of Durham, City of Raleigh, and County of Wake).

George Roberson requested the removal of the remaining portion of the confederate statue by the end of 2019. He referenced Article 3, Section 3 of the United States Constitution, also known as the Treason Clause.

County Attorney Lowell Siler and Mr. Roberson confirmed they had already spoken and did not come to an understanding.

Betsy Stikeleather, chair of the 2020 bond committee for the Durham School of the Arts Parent Teacher Student Association, presented the Board with pictures of the Academy Building's areas of disrepair.

Chair Jacobs noted the Board was going to visit Durham School of the Arts soon. She reiterated that the Board of Education and Durham Public Schools (DPS) staff assessed the priorities for maintenance and made the decisions, not the County Commissioners.

John Tarantino performed a musical selection for the Board.

### **Consent Agenda**

The Board was requested to review the following Consent Agenda items for the March Regular Session meetings.

#### **19-0488 BOCC review of 2019 Edward Byrne Memorial Justice Assistance Grant (JAG) Application**

Staff confirmed this grant had nothing to do with U.S. Immigration and Customs Enforcement (ICE).

#### **19-0504 Extend Contract with Robert Half International**

General Manager Claudia Hager discussed how the competitiveness in the finance and information technology (IT) job market resulted in recruitment challenges.

#### **19-0508 Budget Ordinance Amendment No. 20BCC000019 - Appropriate Restricted Funds totaling \$1,465,968.03 for the Sheriff's Office, Fire Marshall, Public Health, Social Services and Library**

David Ades, Budget and Management Services Department Assistant Director, addressed the Board's questions regarding the acknowledgment of private donations. He was uncertain if there was a County policy addressing acknowledgments and believed they were handled by the individual departments who received the donations.

#### **19-0509 Filing Fee for the Office of County Commissioner**

Discussion was held regarding whether the Board could or needed to vote on this item during the Work Session. It was noted that Derek Bowens, Board of Elections Director, had expressed an urgency to have this approved as it would allow him to publish it. The Board opted to add it to the consent agenda for the next Regular Session.

**19-0513 Budget Ordinance Amendment No. 20BCC000022 to Recognize \$90,988 from the NC DHHS Division of Public Health Women’s and Children’s Health Section/ Women’s Health Branch**

Staff was encouraged to include items from this agenda (19-513, 19-516, 19-517, and 19-518) that were relevant to the funding of programs for DPS in the list that was to be included in the DPS Memorandum of Understanding (MOU). It was intended for the list to contain all the programs and services the County funded to show how Durham County supported DPS, families, and students.

**19-0518 Budget Ordinance Amendment No. 20BCC000026 to Recognize Funds in the Amount of \$104,459 From the Division of Social Services, North Carolina Department of Health and Human Services for Durham’s Innovative Nutrition Education (DINE) Program Implementation to support 1 FTE nutrition specialist position and operating costs.**

Staff received praise for the DINE program and was encouraged to include as much background information as possible in the agenda for the public’s benefit.

Michele Easterling, Nutrition Director, clarified that the funds would cover the FTE as well as some operational costs.

**Directive: Staff to add the full extent of the program to the description in the agenda and list which schools would be served with the new FTE position.**

**19-0519 Budget Ordinance Amendment No. 20BCC000027 to Recognize Funds in the Amount of \$57,110 From the University of North Carolina-Chapel Hill to Support a Second Formerly Incarcerated Transition (FIT) Community Health Worker Position (1 FTE)**

**Directive: Staff to add the following to the descriptions of items 19-0519 and 19-0521:**

- A reference tied to the work of the Durham Joins Together to Save Lives Task Force.
- Acknowledgment that the reason this grant was important was due to former inmates being particularly vulnerable to post-release opioid-related overdose.
- Acknowledgment that the Durham County Detention Facility was the only jail in NC (and one of 12 in the USA) to be administering medically assisted treatment.

**19-0524 Approve the Final Budget for the Alston Glenn Farm Conservation Easement and Approve Capital Project Amendment No. 20CPA000010 Decreasing the Open Space & Farmland Preservation Capital Project 4730DC083 by \$114,350 and Budget Amendment No. 20BCC000029 transferring \$114,350 to the General Fund to Support the Purchase of the Glenn Farm Conservation Easement**

**Directive: Jane Korest, Open Space/Real Estate Manager, asked to add in the description that the Alston Glenn Farm was a minority-owned farm.**

**19-0525 Approve the Final Budget for the Amed Tilley Farm Conservation Easement and Approve Capital Project Amendment No. 20CPA000011 Decreasing the Open Space & Farmland Preservation Capital Project 4730DC083 by \$82,850 and Budget Amendment No. 20BCC000030 transferring \$82,850 to the General Fund to Support the Purchase of the Glenn Farm Conservation Easement**

It was noted the Amed Tilley Farm was a historic farm that had a historic house and unusual trees.

**19-0529 Capital Project Amendment No. 20CPA000012 to Amend the Main Library Upgrade Project to Accept Funding from the Library Foundation for Main Library furniture as well as Approval of the Purchase of Goods contract(s) with various vendors for the Public Seating, Tables, Side Chairs and miscellaneous furnishings from the U.S. Communities/GSA and/or NC State Contracts Buying Programs for the Main Library Renovation Project 6110DC094**

Staff was encouraged to acknowledge the Durham Library Foundation's major contributions and support to the Durham Main Library.

**19-0544 Black & Veatch Efficiency and Resiliency Improvements Project Contract Amendment**

Staff discussed the reasons behind the multiple amendments to the contract.

**19-0545 Stirrup Iron Creek Basin Collection System Modeling Contract Amendment with AECOM**

The Board inquired whether there was a plan in the event Stirrup Creek reached capacity. Staff explained that completing this model would allow the County to determine the pump station size—an additional pump would be built if necessary. County Manager Wendell Davis believed the additional pump would be covered under the CIP.

**Directive: Staff to provide the Board with information regarding a reasonable number of incidents in the Wastewater Facility based on nationwide standards for a system of Durham County's size.**

There were no comments made for the items below:

**19-0510 Filing Fee for the Office of Register of Deeds**

**19-0514 Budget Ordinance Amendment No. 20BCC000021 to Recognize \$1,890 from the NC DHHS Division of Public Health CDI/ Cancer Prevention and Control Branch**

**19-0515 Budget Ordinance Amendment No. 20BCC000023 to Recognize \$3,301 from the NC DHHS Division of Public Health Epidemiology Section/Communicable Disease Branch**

**19-0516 Budget Ordinance Amendment No. 20BCC000024 to Recognize Funds in the Amount of \$8,000 From the Ann Wolfe Mini Grant for Child Health and Infant Mortality**

**19-0517 Budget Ordinance Amendment No. 20BCC000025 to Recognize \$7,000 of Additional Medicaid Revenue**

**19-0520 Budget Ordinance Amendment No. 20BCC000020 - Recognize \$172,746 in Justice Assistance Grant revenue in the Sheriff's Office, appropriate Restricted Fund Balance of \$503, and allow technical changes to the JAG budget**

**19-0521 Budget Ordinance Amendment No. 20BCC000028 to Recognize Funds in the Amount of \$13,600 From The University of North Carolina-School of Government for Opioid Crisis Response**

**19-0526 Stormwater Utility Planning and Implementation Consultant Contract Amendment and Budget Amendment No. 20BCC000032**

**19-0528 Veterans Day 2019 Proclamation**

**19-0537 Budget Ordinance Amendment No. 20BCC00031 Recognizing a \$10,000 Duke Energy donation to the Emergency Management Division's Emergency Evacuation Center program.**

**19-0550 Lease Agreement Between Durham County and SRI 2609 800 Holdings LLC**

**19-0556 Appointment to GoTriangle Board of Directors**

### **Discussion Items**

**19-0536 Discussion of Mid-Year Allocation for Street Outreach Collaboration with the City of Durham**

The Board was requested to discuss the possibility of a mid-year allocation of \$69,000 to revive street outreach to the homeless population through a partnership with the City of Durham and one (or more) local service providers.

Street outreach to unsheltered homeless individuals was previously provided by Housing for New Hope (H4NH), first with state funds and then with discretionary funds from Alliance Health, formerly Alliance Behavioral Healthcare (ABH). ABH, facing steep funding cuts from the state, defunded street outreach at H4NH in early FY19-20. Conversations were held regarding the future of this essential piece of Durham's homeless continuum of services. The basics of a proposal were presented to the Joint City-County Committee meeting on October 8, 2019. The developed version of that proposal was provided to the Board for consideration at this meeting.

The proposal included a request for the County to contribute \$69,000 through the City for the remainder of FY19-20 to a service provider who could provide an expanded suite of street outreach services—including helping with homeless library patrons, training emergency shelter staff, serving as the Encampment Lead Agency, as well as matching the level of street outreach performed in the past. Further, County staff would work with City staff to develop a two-year Interlocal Agreement for continuation of this work through the end of FY21-22. Staff would return to the Board with the Interlocal for discussion and approval before the end of FY19-20. The full-year service costs (not to exceed \$215,000) would need to be built into the FY20-21 budget.

Hanaleah Hoberman, City of Durham's Department of Community Development Senior Homeless Project Manager, presented information regarding unsheltered homelessness, the 2019 homeless count according to living situation, past Street Outreach in Durham, effectiveness of Street Outreach, and the proposal funding overview.

Ms. Hoberman discussed whether Durham had the capacity, in terms of housing and services, to meet the needs of the community. She believed Durham could continue to be successful with getting people into housing with the existing resources, but the current rate of success was not at the ideal level. She emphasized that the systems the County had and created were dependent on the State funding for the support programs.

The Board suggested being specific in the Interlocal about meeting the needs of the Main Library and supporting the library staff (which should be tied to County funding).

The Board discussed the State's failure to follow through on their commitment to provide more funds for local resources after the deinstitutionalization of mental health patients. The funds did not materialize to the degree that was committed to by the State and they were being further reduced.

**Directives:**

- **Staff to ask Alliance Health whether they could provide the \$69,000 given that they were not going to incur the loss associated with the new State budget that did not get passed as anticipated.**
- **Drew Cummings, Chief of Staff, to schedule a tour and meeting with the Board and Urban Ministries of Durham.**
- **Staff to create a strategy related to advocacy at the state level.**
- **Staff to provide the Board with information regarding the gaps in funding.**

**19-0549 Program Update for the Durham County Open Space Program**

Jane Korest, Open Space/Real Estate Manager, provided the Board with an update on the Durham County Open Space program and program priorities for the next two (2) years within each planning area. The County's Open Space program worked since the late 1990s to protect significant open spaces in Durham and provide sustainable, low impact recreational access to the lands. Staff worked towards implementation of the County's five adopted open space plans. The Open Space program strongly emphasized partnership projects and the pursuit of grants and other funding opportunities to leverage limited County open space resources. Staff continued to work on projects of past efforts—such as the phased development of Hollow Rock Nature Park—as well as new open space protection and/or recreational projects.

The Durham Open Space and Trails (DOST) Commission reviewed the County open space priorities at their Wednesday, October 16, 2019 meeting and provided a letter of support for them. Board concurrence of these Open Space Program priorities confirmed direction and supported staff efforts to work with partners on specific land protection projects that would be reviewed by the Board.

Commissioner Carter and Ms. Korest discussed the difficulty of not having a designated person in the City-County Planning Department to work on open space related issues. Ms. Korest noted this was brought up previously by the DOST.

There was discussion regarding the possibility of having open space plans across county lines.

Patrick Young, City-County Planning Department Director, clarified that, after consulting with the City and County Attorneys, there was significant legal risk for even asking for dedications beyond what was authorized by the provisions of the law for administrative approvals of any kind (including subdivisions and site plans). Zoning cases were submitted to the legislative bodies. He confirmed applicants were advised if their property was in an area that was subject to any of the adopted plans. Chair Jacobs encouraged the Planning Department staff to consult with the Open Space staff for all cases they worked on.

Commissioner Reckhow suggested staff use zoning meetings to educate landowners on how being adjacent to greenway trails enhanced property values. She advocated for taking proactive measures.

Ms. Korest discussed the challenge in determining whether to prioritize refreshing older plans or completing open space plans for areas which did not have them.

Mr. Young discussed how all Open Space plans could be included in the update of the Comprehensive Plan. He touched on the impact that prioritizing Open Space plans could have on resources in the City-County Planning Department Work Plan.

**Directives:**

- **Patrick Young to send the Board an email describing how the process was working with communicating with County staff about the adopted plans.**
- **Patrick Young to put a pin on prioritizing open space plans during the next City-County Planning Department Work Plan discussion.**

**19-0541 Stormwater Utility Planning and Implementation Follow-Up**

Ryan D. Eaves, Stormwater and Erosion Control Division Manager, and Keith Readling, Raftelis, presented the Board with a follow-up presentation on the development of a County Stormwater Utility Plan which included additional information on the follow-up items as well as the proposed approach and its associated costs.

An update on the planning and implementation of a Durham County Stormwater Utility was presented at the October 7, 2019 Work Session. During the update, Commissioners provided feedback on the methodology to date and identified three (3) areas in which they desired more clarity and a new approach to the following in the utility's development and implementation: public education, rate structure, and a crediting system. Staff developed a scope to further evaluate the three (3) areas as well as a deadline schedule in order to provide Commissioners with the requested information. This information would be used by the Board to provide staff with direction. The contract amendment totaled \$200,000.

Mr. Eaves believed Durham's Geographic Information Systems (GIS) Department was limited in their ability to digitize the necessary information due to staff time and skillset. He noted Raftelis had staff whose sole job was to provide this service.

Mr. Eaves confirmed that there was no way of knowing whether Stage 2 of the Falls Lake Rules would be implemented, but it was safer to assume they would. Transitioning into the fees required to meet the rules would be easier on the community than beginning from zero.

The Board preferred an option in which they did not have to raise taxes. Mr. Eaves confirmed staff was attempting to be equitable as well as cost efficient.

The Board emphasized the need to increase the public input and impact in the process.

**Directives:**

- **Ryan Eaves to explore whether the Joint GIS Department could be used to facilitate Raftelis’s work in order to save the County time and money.**
- **Ryan Eaves to provide the Board with information regarding the process the City followed.**
- **Ryan Eaves to include public input in the “public education and outreach” set to begin in February 2020.**
- **Ryan Eaves to include the possibility of the Board revising their decision based on public feedback in the “adopt rates in FY21 budget and adopt Utility Ordinance” set to occur in June 2020.**
- **Ryan Eaves to make it clear (via a question mark in the PowerPoint) the fees were speculative.**
- **Ryan Eaves to make it clear the fees would only apply to the unincorporated areas of Durham County.**

**19-0543 Durham County Transportation Issues Update**

Grace Smith, City-County Planning Department Planning Manager, discussed the request for the Board to adopt a blanket resolution for a process improvement regarding the State Maintenance System. The resolution would help clarify the County’s interest in ensuring that the North Carolina Department of Transportation (NCDOT) took over maintenance of streets outside of the City limits. Staff planned to bring it before the Board at the Regular Session on November 25, 2019.

Jason Watson, NCDOT Senior Assistant District Engineer, described the process with which roads were added to unincorporated parts of Durham County.

Brooke Ganser, City-County Planning Department Transportation Planner, summarized the significant changes to the 2009 North Carolina Department of Transportation Complete Streets Policy. The Policy was updated on August 8, 2019 to assist transportation engineers and planners include all modes of transportation in development projects. The new guidelines enhanced the previous 2009 Complete Streets Policy’s processes for planning, programming, design, and maintenance. The new policy would better assist in the construction and maintenance of bicycle, pedestrian and transit infrastructure within Durham County. She reviewed the benefits of the new Policy, Complete Street cost share, betterment projects, maintenance, exceptions, and the current projects affected.

Chair Jacobs emphasized the importance of protected bike and pedestrian facilities.

**Directives:**

- **Patrick Young to update the Board regarding roads added to unincorporated areas in Durham County on a regular basis (e.g. every 6 months or annually).**



- **Brooke Ganser to add the following to the list of questions for Johanna “Hannah” Cockburn, Bicycle and Pedestrian Division Director in the Public Transportation Division for NCDOT:**
  - **Does NCDOT maintain roads created by private entities?**
  - **How could the Complete Streets Policy work to address the landscaping and lighting issues with roundabouts?**
  - **Provide definitions for: multimodal facilities, bike facilities, and pedestrian facilities.**
  - **Was there anything related to lighting under bridges in the Policy?**
  - **Was there any accommodation for public art?**

**19-0542 Durham County Transit Plan Update on Existing Conditions and Pipeline Projects**

The Durham Transit Team collected existing conditions and pipeline project data to provide background context for future phases of the Durham County Transit Plan. This information would be incorporated into the November Listening and Learning Sessions as part of the ENGAGEDurham Comprehensive Plan.

Patrick McDonough, GoTriangle, presented the Board with information regarding the Transit Plan update progress, current Durham transit system (highlights, peer comparisons, riders and travel patterns, and challenges), and the pipeline projects (improvements in progress, projects in planning and design, and programmed NCDOT projects with transit considerations).

Mr. Young confirmed the figures in the presentation would be reviewed for accuracy after an error in the first slide was noticed.

Mr. McDonough stated that staff would analyze which locations were the most suitable for higher level transit service and explained the methodology that would be used.

Discussion was held regarding the average number of passengers per bus per hour (31.2) and how it compared to the average number of seats on a bus (37).

Chair Jacobs encouraged staff to focus on the gaps in service. She called attention to the many available jobs in Treyburn that could employ Durham residents and the lack of public transportation service to the area.

Discussion was held regarding the possibility of the Board passing a policy or resolution requesting an assessment of a bus-dedicated lane in the transportation plans. Mr. Young stated a goals statement document would be generated which incorporated technical insights and community needs/interests gathered from the Listening and Learning Sessions. The Board would be asked to endorse the document in Spring 2020.

Mr. Young announced the information presented during this meeting would be housed on [engagedurham.com](http://engagedurham.com)—the ENGAGEDurham initiative website.

**Directives:**

- **Patrick McDonough to find out if the Local Spending Per Urban Resident slide in the presentation displayed operating or capital spending and provide the Board with the answer.**
- **Patrick McDonough to add the year each investment was made in the relevant slides of the presentation.**
- **Patrick McDonough to add information to the presentation to clearly differentiate between operating and capital funds.**
- **Patrick McDonough to add asterisks under each of the charts in the presentation with key takeaway information.**
- **Staff to perform an analysis of where jobs were located (in relation to areas receiving public transportation service) and consider whether there was a role for participatory budgeting for transit funds.**
- **Staff to allow the public to provide feedback on the goal statements document before asking the Board to endorse it in Spring 2020.**

**Closed Session**

The Board was requested to adjourn into Closed Session for the following:

1. To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations pursuant to G.S. 143-318.11(a)(4); and
2. To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged, pursuant to G.S. 143- 318.11(a)(3).

Commissioner Carter moved, seconded by Vice Chair Hill, to go into Closed Session.

The motion carried unanimously.

**Reconvene from Closed Session**

The Board adjourned from Closed Session and the Chair announced that direction was given to staff.

**19-0533 Resolution to Support Durham Becoming a Medicaid Healthy Opportunities Community**

Michelle Lyn, Duke University School of Medicine's Division of Community Health Chief, and Mr. Cummings discussed the request for the Board to adopt the resolution supporting Duke University in its attempt to have Durham designated a Medicaid Healthy Opportunities Community.

The Center for Medicaid Services (CMS), federal agency within the United States Department of Health and Human Services (DHHS), began Healthy Opportunities pilots which would test the impact of providing selected evidence-based interventions to Medicaid enrollees. Over the next five (5) years, the pilots would provide up to \$650 million (up to \$100 million in capacity building for service providers) in Medicaid funding for pilot services in two (2) to four (4) areas

of North Carolina that were related to housing, food, transportation and interpersonal safety and directly impact the health outcomes and healthcare costs of enrollees. The pilots would allow for the establishment and evaluation of a systematic approach to integrating and financing evidence-based, non-medical services into the delivery of healthcare. If shown to be effective after rigorous evaluation, the North Carolina DHHS would look to systematically integrate pilot services statewide through Medicaid managed care. To qualify for pilot services, Medicaid managed care enrollees needed to have at least one physical/behavioral risk factor and at least one social risk factor.

On Nov. 5, 2019, the North Carolina DHHS released a Request for Proposals (RFP) to select Lead Pilot Entities (LPEs) through a competitive procurement process and enter into contracts with LPEs to operate elements of the Healthy Opportunities Pilot program. Duke University and its Medicaid Integrated Network assembled a coalition of six (6) counties to submit a regional application. Wake, Vance, Granville, Franklin, and Warren County joined Durham County to form the LPE titled WD4C. Duke representatives believed the combination of urban and rural counties (as well as counties with both generally good and generally very poor health outcomes) would make for a compelling application. The resolution of support would be submitted with the official WD4C application. The deadline to submit proposals was Tuesday, January 21, 2020, at 2 p.m. DHHS anticipated LPEs being selected in April 2020 and pilots beginning the delivering of services in the spring of 2021.

The Board expressed their support of the resolution. Mr. Cummings confirmed it would be added to the agenda for the Tuesday, November 12, 2019 Regular Session.

**Directive: Drew Cummings to add “transportation” to the last “BE IT ALSO RESOLVED” in the resolution.**

**19-0534 300 and 500 E. Main St. Redevelopment (Structured Parking) Programming/  
Parking Needs Analysis Update and Discussion**

Eric Schoenagel, Little Diversified Architectural Consulting Project Manager, provided the Board with an update on the programming phase/parking needs analysis for the 300 and 500 East Main Street Structured Parking Deck projects. On April 8, 2019, the Board authorized the execution of an architectural service agreement with Little Diversified Architectural Consulting for the programming phase of the design for the two (2) downtown sites. Little worked with County staff to determine the parking space requirements needed to support County employees, citizens using County facilities, and to provide support for the potential mixed used development projects.

This update included an analysis of the County’s future parking needs based on trends in multimodal transportation, coordination with the City of Durham’s Comprehensive parking plan, and evolutions in vehicular technology. In addition to providing a parking solution that addressed Durham County’s parking needs, the overall mixed-use project was expected to involve retail, residential, office/commercial, and civic uses. Staff planned to begin construction on the 300 block in June 2020 and to complete it in January 2022. The 500 block was slotted to begin construction in January 2022 and to reach completion in August 2023. The projects would take 18 and 20 months to complete, respectively.

Peri Manns, Deputy Director of Engineering and Environmental Services, stated the request was for the Board to allow staff to move forward with the space counts needed for the 300 East Main Street block knowing that the driver for the project was for staff to obtain the metes and bounds survey and legal description information required for the January 2020 tax credit application.

Chair Jacobs reiterated the need for an assessment of how many employees—out of the 1597 County staff in Downtown Durham—worked in Downtown buildings every day, full-time and how many could flex time. Mr. Manns reminded the Board that staff planned to do the assessment during the programming for the 500 block of East Main Street.

Mr. Manns explained staff's attempts to analyze parking in downtown comprehensively and why this led to including the Sheriff's Office and Detention Center in the parking counts for the County staff in Downtown Durham. Commissioner Reckhow was concerned that including the Sheriff's Office and Detention Center employees would artificially increase the parking deficit. Mr. Schoenagel discussed their methods to capture a figure that accurately reflected the parking deficit.

Mr. Schoenagel informed the Board that the average initial construction cost per parking space was \$25,000 and the overall projected cost for the two (2) decks was \$48 million. Mr. Manns reminded the Board this estimate was within the Board's budget for both decks.

The Board questioned whether the number of levels in the 300 block made a difference in terms of being cost effective as well as the number of levels that would be the most cost effective. Staff stated the recommendation was to have seven (7) levels on the 300 block parking deck.

The Board discussed the possibility of using approaches to discourage parking in the decks (e.g. charging for parking or incentivizing people to use mass transit by employing effective methods used in other locations).

Commissioner Carter moved, seconded by Commissioner Howerton, to suspend the rules.

The motion carried unanimously.

Commissioner Reckhow moved, seconded by Commissioner Howerton, to authorize staff to move forward with plans for a parking deck on the 300 block that would be seven (7) levels, 780 spaces and requested for staff to return with an assessment related to the concerns about the parking numbers in the 500 block deck before the Board moved forward with that project.

The motion carried unanimously.

**Directives:**

- **Staff to add asterisks to slides in the presentation to help explain context and assumptions underlining the decisions made (e.g. affordable housing cannot share parking per state and federal requirements).**

- Staff to analyze how to reduce parking needs for Durham County employees in the 500 deck. Staff to provide the assessment to the Board sometime over the next 6 months to a year and it should include incentives for getting people to use mass transit instead of driving and parking.
- Staff to provide the Board with an assessment of which County employees could do flex work or work from home as well as look into best practices/methods other cities were using.

#### **19-0553 Commissioner Directives Follow-Up**

County Manager Davis asked the Board to contact Mr. Cummings if they had questions about the directives.

#### **19-0557 BOCC Discussion - In This Together Resolution**

Commissioner Carter informed the Board of the request to pass a resolution resolving that the General Assembly pass their budget and acknowledged support for Medicaid expansion.

There was discussion regarding whether it was too late to pass the resolution due to the General Assembly having adjourned until January. The Board was in favor of moving forward with it. Commissioner Carter agreed to check if the request was still active.

#### **Adjournment**

Commissioner Howerton moved, seconded by Commissioner Reckhow, to adjourn the meeting.

The motion carried unanimously.

The meeting adjourned at 3:08 p.m.

Respectfully submitted,



*Tania De Los Santos*  
*Administrative Assistant*