

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

Monday, November 5, 2012

9:00 A.M. Worksession

**AGENDA**

1. **Citizen Comments**

30 min.

The Board of County Commissioners will provide a 30-minute comment period at the beginning of its Worksession meeting on the first Monday of each month. Any citizen of Durham County wishing to speak shall have an opportunity to do so. The Board may direct staff to research and reply to the concerns, if appropriate. Speakers must sign in prior to the start of the meeting providing a mail/email address and telephone number so that staff may reply to comments and/or questions. Citizens who request an immediate response from the Board are encouraged to submit a brief description of the issue to the Clerk to the Board two weeks prior to the Worksession to allow an opportunity for research prior to the meeting. **All speakers shall have three minutes to speak and are requested to refrain from addressing issues related to personnel matters.**

Resource Person(s): Michelle Parker-Evans, Clerk to the Board

County Manager's Recommendation: The Manager recommends that the Board receive citizen comments and direct staff to respond, as deemed appropriate.

2. **Update on the James A. Whitted School RFP Process (RFP Number 12-019)**

60 min.

The Board of County Commissioners is requested to receive an update on the Request for Proposals (RFP) process for the repurposing of the James A. Whitted School. Additionally, the Board is requested to permit staff to begin negotiations with Integral Development LLC, Forty AM, Belk Architecture, and the Durham Public Schools for an agreement and conveyance of property to repurpose the building into an intergenerational campus for affordable senior housing and pre-kindergarten classes.

Mr. Carl Webb of Forty AM and Mr. Daryl Jones of Integral Development LLC will present their proposal for the repurposing of the James A. Whitted School and answer any questions from the Board.

Resource Person(s): Lee Worsley, Deputy County Manager; Mr. Carl Webb, Forty AM; Mr. Daryl Jones, Integral Development LLC; Dr. Eric Becoats, Superintendent of Durham Public Schools; Mr. Eddie Belk, Belk Architecture

County Manager's Recommendation: The Manager recommends that the Board receive the update on the James A. Whitted School RFP and authorize staff to begin negotiations with Integral Development LLC, Forty AM, Belk Architecture, and the Durham Public Schools on the repurposing of the James A Whitted School and bring back an agreement to a Regular Meeting of the Board of County Commissioners for consideration.

3. **Rougemont Groundwater Pollution Update**

30 min.

The Board is requested to offer its thoughts and perhaps agreement on whether to pursue a funding partnership with the North Carolina Department of Environment and Natural Resources (NC DENR) to fund a community well system to serve households with wells polluted with petroleum.

The Board of County Commissioners has studied and discussed this issue numerous times since the middle of 2011, and a variety of proposed solutions has been brought forward. At this point, the community well system seems the most practical solution. In addition to providing safe drinking water to roughly 75 properties in downtown Rougemont, the water distribution system could provide other benefits to the community as well, including increasing the likelihood of some commercial activity near the main crossroads.

The price differential between the Roxboro waterline extension that was discussed at earlier meetings and the community well system discussed and studied more recently has grown. Whereas earlier price estimates for the waterline extension totaled roughly \$2.7 million, a more recent estimate (after further exploration and study) by the engineering firm of Coulter Jewell Thames put an upper end cost of more than \$4.6 million on that project. Meanwhile, current engineering studies of the community well system have resulted in an estimated cost of roughly \$1.5 million. *The State of North Carolina, through a combination of CDBG funds, ARRA (stimulus) funds, and state trust funds, is willing to contribute \$1.12 million to the project, with the County paying the rest (an estimated \$400,000).*

Many Rougemont citizens have heard about the community well system option at City-County Planning Committee meetings for the Village of Rougemont Plan that the County Manager's Office staff has attended. As many Rougemont citizens as possible have been notified of this worksession item as well and invited to offer comment both at and outside of the worksession.

Resource Person(s): Drew Cummings, Assistant County Manager

County Manager's Recommendation: The County Manager recommends that the Board agree to move forward with the proposed joint funding agreement with NC DENR for the construction of a community well system.

4. **Southwest Regional Library—Parking Lot Expansion**

20 min.

The Board is requested to receive a presentation on expansion of the parking lot for the Durham County Southwest Regional Library located at 3605 Shannon Road, Durham, NC. The expansion and renovation of the Southwest Regional Library was completed and opened to the public on May 24, 2010. Since opening, the library has been heavily used resulting in inadequate parking. The expansion of the parking lot is necessary to meet user's demand, reduce congestion and improve safety.

Currently, there are a total of 88 parking spaces available in both north and south parking lots of the facility, which was the regulatory limit at the time of design. The north parking lot has 57 spaces and the south parking lot has 31 spaces. The proposed expansion will add

23 spaces to the south parking lot, thus increasing the total spaces in the south lot to 54. Three existing spaces in the north parking lot will be reconfigured into two handicapped spaces to comply with Americans with Disabilities Act. The resulting parking space count will be increased from 88 to 111 spaces. Additionally, a drive-up book drop will be installed in the north parking lot, which is intended to further reduce the need for parking spaces for book returns. The project scope will include design services, regulatory reviews, and construction. The additional parking will reduce congestion in the parking lot and improve service delivery. The estimated total budget for the expansion and related services is \$250,000.00. Funding for the expansion is available in the Southwest Regional CIP project account.

The intent of this presentation is to receive the Board's authorization to proceed on the proposed parking lot expansion.

Resource Person(s): Glen Whisler, P.E., County Engineer, Tammy Baggett, Director of Library Services, Ademola Shobande, Assoc. AIA, Sr. Project Manager and Peri Manns, ASLA Project Manager, Engineering Department

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

5. **Strategic Plan Update**

10 min.

The Board is requested to hear an update on the County's Strategic Plan Implementation.

Since the Board of County Commissioners adopted the County's Strategic Plan in February, County employees continue to implement the plan. Today's update is the third quarterly update since adoption and will include the following components:

- Structure review and teams update
- "Year 1" Initiative Highlight: Employee/resident exercise and fitness initiative from Goal 2 (Health and Well-being for All)
- Strategic Plan Web site highlight
- Collaboration/plan alignment update
- Communications update

Resource Person(s): Michael Davis, Strategic Initiative Manager

County Manager's Recommendation: The County Manager recommends that the Board hear the Strategic Plan Update and make comments to staff as necessary.

6. **Review of BOCC Directives**

10 min.

The Board is requested to review the previous month's directives for staff and make comments as necessary.

Resource Person(s): Ellen Whelan-Wuest, Assistant to the County Manager

County Manager's Recommendation: The County Manager recommends that the Board review the BOCC directives and make comments to staff as necessary.

7. **Closed Session**

30 min.

The Board is requested to adjourn to Closed Session pursuant to G. S. 143-318.11(a)(4) to discuss matters relating to the location or expansion of a business or industry.

Resource Person(s): Marqueta Welton, Deputy County Manager

County Manager's Recommendation: The County Manager recommends that the Board adjourn to Closed Session pursuant to G. S. 143-318.11(a)(4) to discuss matters relating to the location or expansion of a business or industry.

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3 hrs. 10 min.