

REVISED
(Added Item #9?Closed Session)

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

Monday, June 3, 2002

9:00 A.M. Worksession

AGENDA

1. Citizen Comments?Jack Steer

Mr. Jack Steer has requested time on the agenda to speak to the Commissioners about County taxes.

2. Update on Anti-Gang Initiatives for Juveniles

The Board of County Commissioners is requested to receive a presentation to update the Board regarding anti-gang initiatives aimed at addressing juvenile gang violence. The initiatives are a collaborative effort between the Durham County Sheriff?s Department, Durham Public Schools, the District Attorney?s office, and the Durham Police Department.

District Court Judge Craig Brown, District Attorney James Hardin, Sheriff Worth Hill, Interim Police Chief Steve Chalmers, and Dr. Betsy Fiefs, Assistant Superintendent for Student Services, Durham Public Schools, will make the presentation.

Resource Person(s): District Court Judge Craig Brown

County Manager's Recommendation: The Manager recommends that the Board receive the presentation.

3. New Hope Trail Update

On August 30, 2001, the County awarded a contract in the amount of \$93,000 for construction of elevated boardwalks, two pedestrian bridges, and associated drainage modifications to improve public access to the trail due to its location in wetland and floodplain areas. The construction was completed in December, and staff is currently designing signage, formulating rules and regulations, and drafting agreements for security and maintenance with other departments.

The trail is currently experiencing light use by the public with very positive responses from those trail users. Public dedication and opening is being planned for June 22 of this year in coordination with National Trails Day Celebrations.

Staff is also developing a site steward program that will enlist volunteers to regularly monitor the trail and report needs and concerns. This program is anticipated to begin in mid June and volunteers have already been identified to participate in the program.

Resource Person(s): Frank M. Duke, Planning Director, and Mike Giles, Open Space Land Manager

County Manager's Recommendation: The Manager?s recommendation is that the Board accept the update on the New Hope Trail and set a date of dedication for the trail opening which is scheduled for June 22, 2002.

4. Little River Regional Park and Natural Area Update

The 391-acre Little River Regional Park and Natural Area, jointly owned and to be managed by Durham and Orange Counties, is currently in the design and development stage with the hiring of Haden-Stanziale, P.A., Planners and Landscape Architects. The firm will be responsible for designing the park entrance, access, parking, and other infrastructure as approved by both Boards of County Commissioners upon recommendations by the Little River Park Advisory Committee. Haden-Stanziale will provide services through the bidding/award phase for an amount not to exceed \$27,120, plus reimbursable expenses (such as printing, travel, etc.). The design and construction phase is primarily funded by a Land and Water Conservation Fund Grant.

Due to the joint management and administration of the parks overall use functions, design, interlocal agreements, and budget constraints etc., the timeline for the opening of the park is anticipated to be after July 1, 2003. Staff is currently finalizing a draft interlocal agreement for consideration by the Orange and Durham County Boards for consideration in the near future.

Two County Commissioners are requested to be appointed to work with two representatives from Orange County Commissioners to coordinate on any design, usage, or budget-related matter regarding this joint facility.

Resource Person(s): Frank M. Duke, Planning Director, and Jane Korest, Senior Planner

County Manager's Recommendation: The Manager's recommendation is that the Board accept the Little River Regional Park update and appoint two Commissioners to serve as liaisons with Orange County.

5. **West-Northwest Durham Plan**

The Board is requested to receive a report on the West-Northwest Durham Plan which combines two of 15 small areas that comprise Durham's total planning jurisdiction. The planning area is a mix of urban, suburban, and rural land uses ranging from older city neighborhoods, to large-lot suburbs, to rural homesteads. The challenge of planning for the future of the area is preserving the integrity of residential neighborhoods and viable commercial areas, allowing reasonable planned growth, and protecting the rich resources of the area's natural and cultural heritage.

Participants in the West-Northwest Durham planning process recognized that growth would occur. The consensus was that it must be managed to protect the well being of existing residents and businesses, as well as the environment and future residents. The plan endorses the need for this protection, but it also realizes the realities of the urbanized region. This vision characterizes the challenge faced by the West-Northwest Durham planning process and the growth management theme upon which it is based.

The Planning Committee reviewed and approved the plan on August 8, 2001. The City Council held a public hearing and adopted the plan on March 18, 2002. Staff is prepared to schedule a public hearing and present the plan to the Board for its consideration and adoption.

Resource Person(s): Frank M. Duke, AICP, Planning Director, and Dwight Yarborough, Senior Planner

County Manager's Recommendation: The Manager's recommendation is that the Board receive the staff report on the West-Northwest Durham Plan and set a date for the public hearing.

6. **Loan Modification?Ricky Henry (1110 Moreland Ave.)**

Currently, Durham County holds a second mortgage on Mr. Henry's home at 1110 Moreland Avenue. Mr. Henry desires to make the following improvements to this property:

- I. I. Repair front porch
- II. II. Remove and replace two closets
- III Level floor in wash room
- IV Install floor in bedroom
- V Replace front beams
- VI Close in back porch

Total cost \$20,200

Mr. Henry has made arrangements with First Citizens Bank to borrow \$30,600 to finance these improvements and pay off his first mortgage (\$10,400+/-). He is requesting that Durham County subordinate its second mortgage to this new loan so that he can obtain the necessary financing. Our loan has a current balance of \$38,008. The current tax value of the property is \$50,027. Our loan to value is 1.37X (loan to value has always exceeded 100%). With the proposed new loan, our position will improve because of the added life to the asset. These repairs are needed to improve living conditions and to correct poor work done in the past. First Citizens Bank will administer the loan and inspect all completed work.

Resource Person(s): George Quick, Finance Director

County Manager's Recommendation: The County Manager's recommendation is that the Board suspend the rules, approve the subordination of the County's second mortgage, and authorize the Manager to sign the required documents.

7. **Community Health Trust Fund**

We have received the custodial reports from First Citizens for the period ending March 31, 2002. A performance summary is reflected below:

	<u>Fixed Income</u>		<u>Equity</u>		<u>Total</u>
	<u>MDL Capital Management</u>	<u>US Trust Capital Management</u>	<u>Wedge Capital Management</u>	<u>Sovereign Asset Management</u>	
Beginning Net Market Value	\$8,720,964	\$5,981,353	\$6,819,537	\$4,028,029	\$25,335,836
Ending Market Value	8,658,490	6,005,810	7,280,028	4,098,889	25,875,825
Total Holding Period Return	(\$62,473)	\$24,457	\$460,491	\$70,860	\$539,989
Holding Period Return	-0.72%	0.41%	6.75%	1.76%	2.13%

Indices:

Fixed Income (1) .40%
 S&P Barra Value 5.47%
 SPP 500 1.12%

Based on the benchmarks, all managers have done a good job, some better than others. The holding period return on that portion of the portfolio managed by MDL falls a little below the benchmark established during the fourth quarter of 2001. During the later part of the fourth quarter (November 27), MDL was given an additional \$3 million to invest. Since the allocation was greater

than 50 percent of the current allocation (\$5 million), it caused the portfolio to under perform due to the heavy cash weighting. Nevertheless, MDL outperformed its benchmark for the year ending December 31, 2001. While MDL's first quarter 2002 performance lagged the benchmark, they maintain a 130 basis point lead over the benchmark since inception.

The Equity Managers also performed outstandingly in a market that saw equities below average for 2001. Both managers out performed the market with WEDGE continuing to be off the scale.

Resource Person(s): George K. Quick, Finance Director, and Jessica Brown-Linton, Investment/Debt Manager

County Manager's Recommendation: The County Manager's recommendation is that the Commissioners receive the report.

8. **Durham City-County HOME Consortium Re-Certification**

On May 29, 2002 the County received a correspondence from the City of Durham advising the County of the re-certification deadlines for the HOME Consortium Program. In May 1993 both the City Council and the Board of County Commissioners approved a three-year consortium agreement for the purposes of administering the HOME Investment Partnership Program. Over the past three years, County Commissioners have raised concerns about the use of HOME funds for projects beyond the City limits.

At present, the City is investing approximately \$762,000 in HOME Funds in the Community Shelter for HOPE project. The City is requesting that the County provide the necessary local match in order to continue participation in the HOME program for next year. Plans for the HOME program in the upcoming year include \$200,000 for Housing Rehabilitation throughout the County and require a \$50,000 match (25%) from the County.

The City has a June 5, 2002 deadline to advise the North Carolina Housing Finance Agency whether the City and County will re-certify as a HOME Consortium. Therefore, the Board is being requested to suspend the rules and take action to determine if, in fact, the County desires to provide the necessary local match to continue participating in the HOME Consortium Program.

Resource Person(s): Wendell M. Davis, Deputy County Manager
Charlene Montford, Director of Housing and Community Development, City of Durham

County Manager's Recommendation: The Manager's recommendation is that the Board suspend the rules and vote on whether or not the County will continue participating in the HOME Consortium. Next year's local matching requirement is \$50,000 for the County. The County is presently receiving significant funding in HOME funds for the renovation and expansion of the Community Shelter for HOPE Project. There are also other projects under consideration for the County, which the City Housing and Community Development staff is prepared to speak to.

9. **Closed Session**

The Board of Commissioners is requested to adjourn to closed session pursuant to G.S. 143.318.11(a)(6) to consider the performance of a public officer.