

REVISED

(Addition?Item No. 1a

Item No. 5 amended)

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

Monday, November 7, 2005

9:00 A.M. Worksession

AGENDA

1. Proclamation?Adoption Awareness Month

5 min.

November is ?Adoption Awareness Month? and the Department of Social Services would like to take this opportunity to spread awareness on behalf of the children in Durham County waiting for loving families.

County Manger?s Recommendation: The Manager recommends that November 2005 be proclaimed ?Adoption Awareness Month?.

1a. Resolution Opposing Federal Cuts to the Safety Net

5 min.

The U.S. Congress is currently debating significant, damaging cuts to vital human services programs including Child Support Enforcement, Medicaid, Food Stamps, Child Welfare, and Temporary Assistance for Needy Families (TANF). Based on information received from a variety of sources, including the Center for Law and Social Policy, the American Public Human Services Association, National Association of Counties, and the NC Division of Social Services, these potential cuts could have a devastating impact on families in Durham and reduce funding for vital programs. Preliminary figures for Child Support indicate a loss of almost \$500,000 per year based on the House proposal to reduce the Federal Financial Participation (FFP) from 66% to 50%. The House proposal would cut approximately \$844 million in Food Stamps over the next five years by restricting eligibility for families receiving TANF services, but who are not receiving a cash benefit ? those who are making a real effort to move from dependence to economic independence. In addition, the House proposes to cut an additional \$275 million over five years by increasing to seven years the current five-year ban on Food Stamps eligibility for eligible immigrants who have migrated legally. At a time when the immigrant population is growing substantially in Durham, this will have a negative impact on the health status of these families. Further cuts are proposed in Medicaid, TANF, and Social Security Disability (SSI). These cuts would further exacerbate the damaging results of poverty that include poor school performance, poor health status, increased crime and gang activity, and homelessness.

Resource Person(s): Sammy Haithcock, Director, Department of Social Services

COUNTY MANGER?S RECOMMENDATION: THE COUNTY MANAGER RECOMMENDS THAT THE BOARD APPROVE THE RESOLUTION AND SEND IT TO THE US CONGRESSIONAL LEADERSHIP AND NORTH CAROLINA DELEGATION.

2. Report on Research with At-Risk Substance Abusers and Their Families: Strengthening Community Ties

20 min.

At the request of Commissioner Michael D. Page, Dr. Wendee Wechsberg of RTI International will provide a report on Research with At-Risk Substance Abusers and Their Families: Strengthening Community Ties.

Resource Person(s): Commissioner Michael D. Page and Dr. Wendee Wechsberg

COUNTY MANGER?S RECOMMENDATION: THE MANAGER RECOMMENDS THAT THE BOARD HEAR THE REPORT AND PROVIDE INPUT, IF APPROPRIATE.

3. 14th Judicial District?s FY 2004-05 Annual Report

20 min.

Geoffrey Hathaway, Judicial District Manager, wishes to present the FY 2004-05 Annual Report for Community Corrections for District 14 (Durham). The report includes information that summarizes money paid by offenders to the Durham County Clerk of Court, offender population trends within the past five fiscal years, the most frequently committed criminal offenses for which offenders were

placed on probation, and drug tests completed and the rate of positive test results.

Resource Person(s): Geoffrey Hathaway, Judicial District Manager, District 14, NC Department of Correction, Division of Community Corrections

County Manager's Recommendation: The Manager recommends that the Board receive the report and advise staff if any additional information or action is necessary.

4. Tax Office?Establish 2008 Revaluation Date and Request for Additional Personnel

20 min.

Although at this time the date has not been set, Tax Administration and the Board of County Commissioners have both expressed the desire for a 2008 revaluation. A resolution must be adopted to advance the revaluation to January 1, 2008. Further, a recommendation has been made that at the conclusion of the 2008 reappraisal, the County should advance to a four-year reappraisal (January 1, 2012) and each fourth year thereafter. (The potential exists for the state legislature to change the current mandated octennial revaluation plan to a four-year plan.)

Current appraisal staff is responsible for yearly maintenance of over 98,000 parcels of real property. Historical data indicates that as of January 1, 2008, the County parcel count will exceed 105,000.

With revaluation forthcoming and workload increasing, an immediate staffing need is evident. Revaluation functions are in addition to all regularly scheduled yearly real property appraisal work. It is imperative that current staff be allowed to execute their existing job functions separate and apart from general reappraisal.

Hiring four full-time employees to carry forward the revaluation process for 2008 and retaining such employees for future four-year general reappraisals are requested herewith. The positions are: Revaluation Supervisor--1; Residential Appraiser--2; and Commercial Appraiser--1.

These employees will execute all duties associated with general reappraisal, ensuring that current staff maintains yearly cycle appraisal functions. These duties include fieldwork such as reviewing neighborhoods and commercial districts; building of the uniform schedules of values, standards, and rules to be used in the revaluation; and multiple land valuation issues. These very time-consuming issues must be done expertly and completely for a proper revaluation.

These positions are being requested at this time because of the timing and need with the upcoming revaluation. These positions were requested in this past year's budget, but the decision was postponed until a final revaluation date was chosen. Tax Administration requests that the positions begin in January 2006. The Schedule of Values, Standards, and Rules will be presented to the Board of County Commissioners in the first half of 2007 for approval; therefore, Tax Administration has slightly over 12 months to complete the necessary work.

Staff is requesting the authority to establish the above-enumerated four positions. Per North Carolina General Statutes, Durham County has budgeted for the 2008 general reappraisal. Funding is currently available in the reappraisal budget for hiring of the four employees. The Budget and HR Departments have reviewed and approved this matter.

Resource Person(s): Kenneth L. Joyner, Tax Administrator

County Manager's Recommendation: The Manager's recommendation is that the Board authorize the establishment of the four enumerated positions. The funding source is fund balance from the Revaluation Fund that is set up for these types of expenditures and is anticipated to cost no more than \$90,339 for Fiscal Year 2005-06. Place the item on the November 14 Consent Agenda.

5. Resolution Amending the Economic Development Investment Fund

20 min.

The Board of Commissioners adopted a resolution creating the Economic Development Investment Fund on October 14, 1996. Besides creating the fund from which economic incentives could be paid, the resolution created the parameters for awarding economic incentives. Since 1996, the business climate in the United States has changed considerably. Many of the jobs held by Durham County residents in 1996 have now been exported offshore. The need to recruit companies which will bring high paying jobs, along with medical benefits, to Durham County is now of paramount importance. Corporate headquarters are specifically mentioned in the policy as one type of employer that is likely to produce high paying jobs. While headquarters of companies and other large employers may build their own buildings, today many of these companies may choose instead to locate in properties that have already been developed. The revision to the policy recognizes this change in corporate reality.

The Resolution Amending the Economic Development Investment Fund provides the following:

- Minimum \$5 million investment to be increased annually by CPI.

- Minimum creation of 200 new jobs in Durham County.
- New jobs must pay 110% of average wage in Durham County.
- Company must provide health insurance for employees.
- Incentive is up to \$1 million in the discretion of the Board.
- ?Claw-back? provision to require partial or total repayment of incentive if the company leaves prior to ten years.
- Commissioners are not obligated to make an appropriation to any company.

Resource Person(s): Michael Ruffin, County Manager, and Chuck Kitchen, County Attorney

~~COUNTY MANGER'S RECOMMENDATION: THE MANAGER RECOMMENDS THAT THE BOARD SUSPEND THE RULES AND ADOPT THE REVISION TO THE ECONOMIC DEVELOPMENT INVESTMENT FUND RESOLUTION.~~

THE MANAGER RECOMMENDS THAT THE BOARD REVIEW THE POLICY AND ADVISE THE STAFF IF ANY ADDITIONAL CHANGES OR ACTION IS DESIRED.

6. **Finance Policy**

30 min.

The proposed Finance Policy for Durham County sets various financial ratio goals, establishes budgeting procedures, and simply reduces to written form the current practices. Finance is requesting an opportunity to review the proposed policy with the BOCC.

Resource Person(s): George K. Quick, Finance Director

County Manager's Recommendation: The Manager recommends that the BOCC review the policy and place on the agenda for approval at the November 14, 2005 meeting.

7. **Closed Session**

20 min.

Pursuant to G.S. § 143-318.11(a)(5), the Board is requested to adjourn to Closed Session to instruct staff concerning the position to be taken on the terms of possible acquisition of 247 S. Mangum Street owned by U-Haul Real Estate Company and 306 S. Roxboro Street owned by Scarborough and Hargett Funeral Home.

2 hrs. 20 min.