

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

Monday, June 1, 2015

9:00 A.M. Worksession

**MINUTES**

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

Present: Chairman Michael D. Page, Vice Chair Brenda Howerton and Commissioners  
Fred Foster, Jr., Wendy Jacobs and Ellen Reckhow

Presider: Chairman Michael D. Page

**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 Augins expressed concern with the response time of EMS in Durham County.

**Discussion Items:**

**15-474 Joint Statement in Support of Affordable Housing in Downtown Durham**

Sue Guptill, St. Philip's Episcopal Church and Tom Bacon, First Presbyterian Church presented a joint statement about Durham County's Master Plan to reconstruct the surface parking lot between the two churches that border Main, Queen and Liberty Streets into a parking deck. Tom Bacon stated the two churches were opposed to developing the lot exclusively as a parking deck. He added the County owned lot should include affordable housing and retail to support residential downtown living.

Commissioner Jacobs thanked Sue Guptill and Tom Bacon and supported the joint statement. She hoped that staff would work with the community and start to plan for the project.

County Manager Davis mentioned there was structural parking planned for the site in the Capital Improvement Program. The Capital Improvement plan would be updated. He added that planning for the site would be updated and reported to the Board.

Commissioner Reckhow thanked Sue Guptill and Tom Bacon. She hoped the feasibility of the concept would be considered when the Facilities Master Plan was done.

Chairman Page thanked Sue Guptill and Tom Bacon. He stated the two churches would be included in the discussions about the lot between the churches.

**Directives:**

- **Staff to work with the community and start to plan for the project.**
- **Planning for the site updated and reported to the Board.**

**15-472 Removal of Citizen Board Members Due to Poor Attendance**

The Board was requested to remove individuals from their respective boards in keeping with the Attendance Policy approved by the Board of County Commissioners in August 2014. “If an appointee has absences (excused or unexcused) which constitute more than 50% of the meetings in any calendar year or three (3) consecutive unexcused absences or five (5) consecutive excused absences in any calendar year, he or she is obligated to resign.”

The Clerk noted that attempts had been made to notify the board members, but she had not received a response.

Vice Chair Howerton moved, seconded by Commissioner Jacobs to suspend the rules for removal of citizen board members due to poor attendance.

The motion carried unanimously.

Vice Chair Howerton moved, seconded by Commissioner Reckhow, for removal of the following citizen board members due to unsatisfactory attendance:

1. Kendall Alford-Madden – Adult Home Care Community Advisory Committee
2. Alicia Butler – Farmland Protection Advisory Board
3. Cynthia Fisher-Richardson – Durham Bicycle and Pedestrian Advisory Commission.
4. D. Artemas Holden – Durham Open Space and Trails

The motion carried unanimously.

Commissioner Jacobs asked about the attendance of the joint City/County boards. Michelle Parker-Evans, Clerk to the Board, responded she had received the attendance reports for the year and the County members did not have attendance problems.

**15-401 Annual Reports for the Durham County Adult Care Home and Nursing Home Community Advisory Committees**

Carmelita Karhoff, Ombudsman, shared descriptions and objectives of the Durham County Adult Care Home and Nursing Home Community Advisory Committee.

Gwendolyn Price, Co-Chair, Adult Care Home Community Advisory Committee and Pamela Humphrey-Stokes, Board Member, Nursing Home Community Advisory Committee presented the Annual Reports to the Board.

Commissioner Foster asked if a policy about the grievances of residents kept the Adult Care and Nursing Home board members from being involved. Ms. Karhoff answered the guidelines from the Long-Term Care Ombudsmen was designed that once a grievance was made known, the Ombudsmen took over the grievance. Commissioner Foster asked if the board members were allowed to get involved. Ms. Karhoff answered they were allowed to get involved. Commissioner Foster noted that according to the Annual Reports, the Adult Care and Nursing Home Committees did not have any grievances. Ms. Price responded the Committees did have grievances, but none were escalated. Commissioner Foster asked if the grievances reported could be included in the Annual Report. Ms. Karhoff responded that the Annual Report was a State Report and the State provided the guidelines.

Commissioner Reckhow asked why both of the committees experienced high turnover with the members. Ms. Price responded the high turnover happened due to the amount of work and the time commitment. Ms. Karhoff added the turnover occurred mostly with new members. Commissioner Reckhow asked if the stipend was still available to the committee members. Ms. Price answered the committee members did have the option to submit mileage for reimbursement. Commissioner Reckhow asked to have both of the committees discuss the issues with member turnover and return the recommendations to the Board. Commissioner Reckhow asked if the monthly reports from both of the committees were available online. Ms. Karhoff answered the monthly reports were available online. Commissioner Reckhow asked if the monthly reports were available on the Social Services website. Ms. Karhoff answered there were still some issues since the reports were uploaded through the IT department for the Social Services website. Commissioner Reckhow stated she would work with County Manager Davis to figure out a better process for the Social Service website and to find out where the IT employee worked.

Chairman Page asked for the member size of each of the committees. Ms. Price answered the Adult Care Committee had 20 members, but had two vacancies. Ms. Humphrey-Stokes responded the Nursing Home Committee had 15 members, but had two vacancies.

Commissioner Howerton asked who coordinated all of the members of the two committees. Ms. Price replied the committees had chairs and co-chairs along with the regional Ombudsman. Commissioner Howerton asked for the demographics of where the homes were located. Ms. Price and Ms. Humphrey-Stokes answered the Adult Care homes and Nursing Homes were located all over the County. Commissioner Howerton asked to see a map of where the Adult Care and Nursing Homes were located in Durham County. Commissioner Howerton asked how the committees would rate the homes from zero to ten. Ms. Humphrey-Price answered it would be difficult to rate the Adult Care homes and it would depend on what measures you would use to rate the Adult Care homes. Ms. Stokes replied she would not be able to develop a rating for the Nursing Homes in the County. Commissioner Howerton asked how the growth of Durham would affect the Adult Care and the Nursing Home numbers. Ms. Karhoff replied Alzheimer's disease and dementia were being moved to other counties because Durham County was not able to accommodate them. She added some homes accepted them, but intermingled them with other residents.

Commissioner Jacobs asked about the relationship with Melissa Black from the Durham Community Resource Connection for Aging Disability. Ms. Karhoff replied the two committees did not work with Ms. Black. Ms. Karhoff worked with the Durham Partnership for Seniors, so slowly she was working with Ms. Black. Commissioner Jacobs mentioned both of the committees should have a strong connection with Ms. Black and encouraged them to connect with Ms. Black to start working together. Commissioner Jacobs encouraged both of the committees to be a part of the report the Senior Summit had prepared to bring to the Board.

**Directives:**

- **Both of the committees to discuss the issues with member turnover and return the recommendations to the Board.**
- **Commissioner Reckhow to work with County Manager Davis to figure out a better process for the Social Service website and to find out where the IT employee works.**
- **Provide a map of where the Adult Care and Nursing Homes are located in Durham County.**

**15-475 C.C. Spaulding Elementary School Student Council Visit**

Eleven C.C. Spaulding Elementary Student Council members came to visit the BOCC and interviewed the Board regarding its role and leadership.

**15-404 Presentation on Project BUILD Gang Prevention and Intervention Program**

Michelle Young, Director, Project BUILD and Arkeem Brooks, Street Outreach Worker/Gang Interventionist and Randy Trice, Street Outreach Worker/Gang Interventionist shared a presentation on Gang Prevention and Intervention Program. The presentation included: Target Population, Client Profile, Client Services, Program Model, Street Outreach Workers, Multidisciplinary Intervention Team, Personnel On-Site at Schools, Summer/Winter Camps, Durham Work Opportunity and Readiness for Career, Clothes Closet and Christmas Adoption Program, Funding, Complexities of Gang Intervention Work, Preliminary Program Outcomes, Outcome Evaluation Plan, Current Data Collection, SSPP Recommended Data Collection.

Chairman Page asked what the term “fringe” meant. Mr. Trice answered early or introduction. Chairman Page stated when the Strategy Teams came back to report, the Board needed to be involved. Chairman Page asked if any of the youth were going to college. Mr. Brooks replied that one youth had gone to college.

Commissioner Reckhow asked why did kids not learn to read. Ms. Young replied that for some, there was a lot of instability in their lives, suspension from school and missing school. She added once kids fell behind, it was hard to get them caught up.

Vice Chair Howerton asked about the growth and increase of gang members and if the Criminal Justice reports were helpful. Ms. Young replied violent crime was related to gang activity. Vice Chair Howerton asked outside of Juvenile Crime Prevention Council (JCPC), were there any coordination of agencies. Jim Stuit, Gang Reduction Strategy Manager answered coordination had been arranged with the agencies along with regular meetings. Vice Chair Howerton asked if the coordination had been effective. Mr. Stuit answered the coordination was effective, but did need additional efforts. Vice Chair Howerton asked about a report on the effectiveness of the

gang prevention and intervention programs. If the programs were not effective, what needed to be done to make them effective? Mr. Stuit replied that he would have to get together with the JCPC and Ms. Young to develop a report to quantify the effectiveness of gang prevention and intervention.

Commissioner Jacobs asked Ms. Young if she was getting all the needed support. Ms. Young responded that she had great support in Durham and worked with other agencies. Commissioner Jacobs asked about gaps in the program. Ms. Young answered the State had shifted a lot of the burden of dealing with young people who were criminally involved to the County and City. She added the State closed about half of the Departmental of Juvenile Justice Centers. Ms. Young stated juvenile crime had increased because the need of more centers for the youth to be placed. Delphine Sellars, County Extension Director stated that literacy was a big problem. She added lost funding, parenting, coordination were also problems. Commissioner Jacobs asked what the Youth Opportunity Initiative Director and Outreach person had been doing and how did they help. Ms. Young replied the director had coordinated an introductory meeting and she was waiting on an update of where things were going. Commissioner Jacobs asked County Manager Davis about getting a report on the Youth Opportunity Initiative. County Manager Davis answered the County was working on coordination of all the different agencies and coming up with an effective strategy to make coordination effective. Commissioner Jacobs asked how the Durham Work Opportunity and Readiness for Career was connected to the Youth Work Program and were they getting summer internship programs. Ms. Young answered she was sure yet, waiting to hear the final numbers. She added some youth had to fill out full applications and needed help. Commissioner Jacobs stated she would be interested in the number of youth that were interviewed and how many youth were hired.

**Directives:**

- **Provide a report on how effective were the gang prevention and intervention programs.**
- **Provide a report with the number of youth that were interviewed and how many youth were hired.**

**15-451 Policy Discussion for Unified Development Ordinance Text Amendment, New Zoning District Request (TC1400006)**

Michael Stock, AICP, Senior Planner discussed the policy for Unified Development Ordinance Text Amendment. He added the policy was County only and would not go to the City Council. Mr. Stock added he needed the Board to sign the policy by September.

Commissioner Reckhow asked if Highway 54 was considered as a major thoroughfare. Mr. Stock replied yes. Commissioner Reckhow asked if the 100-foot landscape buffer on I-40 didn't apply to the Research Triangle Park (RTP). Elizabeth Rooks, Executive Vice President, Research Triangle Foundation replied there was not a Major Transportation Corridor (MTC) buffer requirement along I-40 within the RTP. Commissioner Reckhow asked if there was a specific reason. Ms. Rooks answered the bulk of RTP was Science Research Park (SRP) zoned which had a 100-foot setback. Commissioner Reckhow asked if the 100-foot setback applied to the property. Ms. Rooks replied the property was zoned Commercial Center (CC), so the setback didn't apply. Commissioner Reckhow asked why there was no height in the center of the site.

Bob Geolas, President, Research Triangle Foundation answered because of staff concern about height limits overall, the height was limited to the edges only. Commissioner Reckhow asked if the Board was willing to go with the 300-foot overall height. Mr. Stock recalled that the Board was comfortable with the 300-foot overall height. He added some design specifications would be added along Highway 54 to allow consideration for height. Commissioner Reckhow asked more consideration be given in terms of setbacks in proximity to the width of a thoroughfare.

Commissioner Foster asked if the Science Research Park-Center (SRP-C) zoning had any tax implications. Mr. Geolas replied no. Commissioner Foster asked if there would be any housing or residential areas in the Park. Ms. Rooks answered there would be residential areas. She added the classification within the zoning district was non-residential. Commissioner Foster asked about the sign regulations. Mr. Stock replied that the sign regulations would apply more to the interior of the Park, where the signage was not visible offsite. He added the sign regulations would prevent signage clutter on Highway 54 and I-40.

Commissioner Jacobs asked with the 300-foot height, how many usable floors this would allow to be built. Mr. Geolas responded about 24 floors with parking below. Commissioner Jacobs mentioned that the Park should either offer height or drive throughs, but not both. Mr. Geolas answered that Park Center was unconventional, flexible and different. Commissioner Reckhow asked if the role of the Transitional Use Area (TUA) would impact all the road areas in the Park. Mr. Stock replied that the TUA would not be applied to the park center site, since TUA only affected residential. Commissioner Jacobs asked how the park was going to ensure the Highway 54 side would be pedestrian friendly. Mr. Geolas responded he would challenge architects on the Highway 54 side to make it pedestrian friendly.

Staff noted that height was more of a concern near the Interstate than the interior of the development. Mr. Geolas commented that the intent was not to build 300-foot buildings, but he wanted the option to talk with developers on a case-by-case basis.

#### **15-455 Closed Session**

The Board was 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.

Commissioner Reckhow moved, seconded by Commissioner Jacobs that the Board moved into Closed Session pursuant the aforementioned Statute.

The motion carried unanimously.

#### **Reconvene from Closed Session**

Chairman Page reconvened the meeting. He announced that the Board met in Closed Session and directions were given to staff.

#### **15-473 Discussion of Joint City-County Economic Development Strategic Plan**

Marqueta Welton, Deputy County Manager discussed the updates of the Joint-City County Economic Development Plan from the directives that the Board recommended.

Chairman Page asked if the revitalization of underperforming shopping centers on page 13 would include the University Marketplace. Ms. Welton responded the University Marketplace Shopping Center had not approached the County recently. Chairman Page asked if the County had evaluated all the shopping centers that were underperforming. Ms. Welton responded that the County had not evaluated all of the underperforming shopping centers.

Commissioner Reckhow asked why the population numbers used in the plan on page 8 were from 2013 instead of 2015 population numbers from the City Planning Department. Drew Cummings, Assistant County Manager replied that the population numbers would be updated with the 2015 numbers.

Chairman Page stated the plan would be added to the Consent Agenda on June 8<sup>th</sup>.

**15-467 Further Discussion of Sidewalks and Pedestrian Connectivity in the County**

There was no further discussion of Sidewalks and Pedestrian Connectivity in the County.

**Adjournment**

Commissioner Reckhow moved, seconded by Commissioner Jacobs that the meeting be adjourned.

The motion called unanimously.

Respectfully Submitted,

Macio Carlton  
Senior Administrative Assistant