

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

Monday, May 2, 2011

9:00 A.M. Worksession

MINUTES

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

Present: Chairman Michael D. Page, Vice-Chairman Ellen W. Reckhow (arrived at 9:16 a.m.), and Commissioners Joe W. Bowser (arrived at 9:16 a.m.), Becky M. Heron, and Brenda A. Howerton

Absent: None

Presider: Chairman Page

Citizen Comments

The Board of County Commissioners provided a 30-minute comment period at the beginning the Worksession meeting to allow any citizen of Durham County to speak. The Board may direct staff to research and reply to the concerns, if appropriate.

Victoria Peterson expressed concerns about certain issues at the Durham County Jail.

Ralph McKinney spoke to the Commissioners about various issues.

Nancy Wawrousek addressed the Board regarding the noise ordinance pertaining to dog barking.

Directive

County Manager Ruffin to forward Ms. Wawrousek's contact information to the City Manager.

Women's Commission Report

Chair Luci McMillan provided a brief update regarding the Durham County Women's Commission. She shared her objectives for improving the Women's Commission's visibility in the community. She requested that the Board allocate \$3000 for the commission's budget.

Julie Omohundro, Women's Commission Secretary, added comments about the history of the Women's Commission. She asked that the Board review the Women's Commission previous mission statement to determine if the statement should be reflected in their efforts moving forward.

County Manager Ruffin informed the Board regarding his staff and best practices Commissioner Howerton suggested that a Commissioner should be a representative on the Women's Commission.

Directives

1. Women's commission to consider networking as a method to alert and connect with women about events.
2. Set guidelines that focus on absenteeism.

Transit Plan Update

David King, General Manager of Triangle Transit, introduced this item. He stated that Triangle Transit staff would provide a general update on the status of the Durham County component of the regional transit plan. Additional topics discussed would be the recent Triangle Regional Transit Program public workshops, the draft bus plan developed by county and transit agency staff, recent information on revenue collections and future projected revenue, and the results of an opinion poll conducted by the Regional Transportation Alliance (RTA) on the level of interest and support for transit investment in Durham County.

Mr. King, discussed the following:

Triangle Regional Transit Program

- Transit takes many forms
- DATA Update
- Designing Better Bus Services
- Bus Investment Plan
- Highest Performing Corridors
- Durham-Orange (Light Rail)
- Durham-Wake (Commuter Rail)
- Duke Medical Center (Durham/Orange)
- Downtown Durham (Durham/Orange)
- Hillmont Station (Durham/Orange)
- Public Involvement
- Moving Forward
- Some of the key variables in Transit Financial Plan
- Vote in 2011? (The proposed schedule)

Mr. King replied to several questions asked by the Board.

Directives

1. County staff to be in conversations with key leaders about partnerships to access the liability regarding the campaign; obtain information about an appropriate budget and the feasibility of raising that type of budget to assist with the Board's decision
2. County Manager and staff to organize local leaders about possibility of supporting a campaign for tax referendum

Fleet Maintenance Merger

County Manager Mike Ruffin introduced this item stating that the Joint City-County Committee (JCCC) charged the City and County Managers with investigating the possibility of jointly providing services in certain areas. One item brought to the attention of the JCCC was the

possibility of the County utilizing the City's Fleet Maintenance Dept. to maintain the County's fleet. Extensive analysis has been done on this option over the past 1.5 years.

County Manager highlighted that the County roughly has 430 vehicles in its fleet. Some, including vehicles outside the EMS fleet, are serviced by a single mechanic at the EMS garage. The Sheriff's entire fleet (not including Detention Center vehicles) are serviced at Hendrick Chevrolet and the rest of the County fleet is serviced at Speight's garage. The latter two arrangements are governed by identical contracts originally worked out by County Purchasing in 2005 and 2006. Monitoring of these contracts as well as their respective portions of the County fleet is decentralized to the County departments with vehicles.

Though County vehicles may be getting maintained adequately under the arrangements with Speights and Hendrick, department-level and fleet level information that would inform longer term fleet management and replacement is currently unavailable and/or the resources are not there to fully utilize it. The City's fleet maintenance software, on the other hand, gives them instantaneous and wide-ranging data on any and all vehicles in their fleet.

The City has an award-winning fleet maintenance department with excess capacity. Though other options have been studied, the City and County Managers are recommending moving forward with merger. Even considering some up-front costs, the savings to the County are likely to be between \$50,000-\$100,000 and over \$150,000 in the out-years. Full administrative support of the City's Fleet Maintenance Department would allow for much better fleet management over the medium and long-term, which could shrink the County fleet somewhat, among other advantages, and increase the savings in that way as well. The managers are also looking at the possibility of merging City and County fueling operations, which might present some efficiencies but would also automatically feed mileage information into the City's fleet software system.

The Board raised several concerns about maintaining the fleet of vehicles.

County Manager Ruffin addressed many of the Commissioners concerns and questions.

Directives

1. Consider an individual within the County's organization to manage the operations of the fleet.
2. Bring responses to the Board about the issues that were raised.

2014-2020 Transportation Improvement Program (TIP) Local Priority List

Mark Ahrendson, Director, Department of Transportation, introduced this item. He stated that the N.C. Department of Transportation (NCDOT) and the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization (DCHC MPO) mutually adopt a seven-year Transportation Improvement Program (TIP). The TIP is a program of transportation capital and operating assistance projects to be implemented in the next seven years with the use of federal and state funds. The TIP is traditionally updated every two years. The Administration prepares and recommends an update to the list of transportation priority projects to be submitted to the MPO for consideration in the development of the next TIP. The MPO would use Durham County's list

in developing the MPO's priority list. The MPO's priority list is submitted to NCDOT and projects are ranked according to a quantitative methodology.

Ellen Beckmann, Transportation Planner, DCHC MPO, reviewed the following:

- Executive Summary
- Recommendation
- Background
- Issues and Analysis
- Alternatives
- Financial impacts
- Transportation Improvement Program Local Priority List
 - Highway
 - Bicycle
 - Pedestrian
 - Transit

The Board thanked staff for their presentation.

Directives

1. Place on the May 9 consent agenda.
2. Send a map to the Commissioners showing where Briggs Avenue interchanges with Glover Road and how the East-End Connector and Ellis Road would look in a lineup.

Whitted School Update

Deputy County Manager Wendell Davis presented this item. He stated that per the direction of the BOCC, an IFB was publicly bid on March 3, 2011 to stabilize the Whitted School Building. It consisted of a base bid and alternates. On April 5, 2011 responses were received from three (3) Contractors. Based on information received in the Whitted School Development Meeting held on April 6th, 2011, the County Manager's Office requested a rejection of all IFB bid responses, and allow General Services Department to seek out roof repair costs from qualified roofers.

Deputy County Manager Davis continued stating that the IFB proposals received confirmed the County's projected preliminary costs of \$1.5 million for roof replacement, asbestos removal, and boarding the facility. Developers who attended the Development meeting stated they would recommend the County only patch the roof to stop additional water damage, and dedicate the remaining funds to a development plan to incentivize the redevelopment. It was suggested the County seek out interest via an RFP to request proposals for a development partnership and strategy for this property. Federal and State tax credit programs offer incentives to Developers who rehabilitate historic buildings. The Developers in attendance believe that with a financial incentive and the City's commitment to the Southside redevelopment plan, there would be a healthy interest in reuse/ repurpose of the Whitted School site.

Motiryo Keambiroiro, General Services Director, addressed the Board's concerns regarding the broken windows.

Directives

1. Consider boarding the windows to prevent water from entering the building.
2. Place on the May 9 consent agenda.

Duke Lease Amendment and Duke Easement for Fiber Optic

Carol Hammett, Deputy County Attorney, presented this item, stating that the Board is requested to receive a presentation on a proposed Third Amendment to the Sublease and a Release of Leasehold Interest related to Durham Regional Hospital. The Sublease Agreement is a three party agreement among Durham County, Durham County Hospital Corporation, and Duke University Health System, Inc. which leased Durham Regional Hospital to Duke University Health System, Inc. A Release of Leasehold Interest was executed on June 29, 2007, which, along with an Amendment to the Sublease also executed on June 29, 2007, released the portion of the property which contains the Oakleigh Building from the property conveyed via Lease to Durham County Hospital Corporation (referred to as the 'Released Property'). The Oakleigh Building was renovated and is being used by The Durham Center as the County's crisis and substance abuse access center. The City of Medicine Academy ('CMA') has been constructed adjacent to the Oakleigh Building on the released property for the use by the Durham Public Schools.

During design and construction of the CMA a corner of the CMA design ended up crossing the lease line of the property. The purpose of the proposed Third Amendment and Release is to modify the legal description of the Released Property to accurately reflect the eastern lease line between the CMA and Durham Regional, and relocate a fiber optic line which was previously running diagonally across the CMA property.

The proposed modifications do not alter the lease payments from Duke as there is no significant impact on the Released Property. Durham County Hospital Corporation and Duke University Health System, Inc. are reviewing the instruments and would consider and approve them at their next meeting. The proposed amendments as well as the June 29, 2007 instruments are attached for your consideration.

In addition to a Memorandum of Amendment to the Sublease, the Release of Leasehold Interest would need to be executed and filed in the Register of Deeds Office to effectuate the amendment.

Directive

Place on the May 9 consent agenda.

Long Term Lease to DPS for the City of Medicine Academy

The Board is requested to receive a presentation regarding the proposed Lease Agreement to the Durham Public Schools for the City of Medicine Academy (CMA). The proposed Lease Agreement as well as a map showing the location of the leased property is attached.

The 2007 Bond provided for the design and construction of the City of Medicine Academy at a site adjacent to Durham Regional Hospital. The program began at Southern High School in the late 1990's. The new location on Crutchfield Street is adjacent to Durham Regional Hospital and

would allow CMA students' greater access to job-shadowing, internships, guest lectures and additional opportunities.

This Board received a presentation in August 2010 regarding the construction project and approved a Memorandum of Agreement authorizing DPS to handle this project in the same manner it is handling other school projects for purposes of recouping sales tax reimbursements. Tim Carr, Construction Manager with DPS, is present to provide details about the project and answer questions.

The commencement date of the Lease would be the date DPS receives a Certificate of Completion from the City of Durham in order to occupy the school, which is anticipated to be early July. The proposed Term of the Lease is approximately 20 years from the Commencement Date (through June 30, 2031), with a nominal lease rate of \$1 per year. The County would have no responsibility for maintenance, repair, insurance or liability under the terms of the lease; all responsibility and liability would be transferred to DPS pursuant to the terms of the Lease.

The Board thanked Ms. Hammett and Mr. Carr for the updates.

Directive

Place on the May 9 consent agenda.

Adjournment

There being no further business, Vice-Chairman Reckhow adjourned the meeting at 11:49 a.m.

Respectfully Submitted,

Angela M. Pinnix
Administrative Assistant
Clerk to the Board's office