

APPROVED 5/5/2020

**MINUTES
BOARD OF COMMISSIONERS
VIRTUAL BUDGET WORK SESSION
April 14, 2020
7:00 p.m.**

The Orange County Board of Commissioners met for a Virtual Budget Work Session on Tuesday, April 14, 2020 at 7:00 p.m.

COUNTY COMMISSIONERS PRESENT: Chair Rich and Commissioners Jamezetta Bedford, Mark Dorosin, Sally Greene, Mark Marcoplos, Earl McKee and Renee Price

COUNTY COMMISSIONERS ABSENT:

COUNTY ATTORNEYS PRESENT:

COUNTY STAFF PRESENT: County Manager Bonnie Hammersley, Deputy County Manager Travis Myren and Clerk to the Board Donna Baker (All other staff members will be identified appropriately below)

Chair Rich called the meeting to order at 7:00 p.m.

Due to current public health concerns, the Board of Commissioners is conducting a Virtual Budget Work Session on April 14, 2020 utilizing Zoom. Members of the Board of Commissioners will be participating in the meeting remotely. As in prior meetings, members of the public will be able to view and listen to the meeting via live streaming video at orangecountync.gov/967/Meeting-Videos and on Orange County Gov-TV on channels 1301 or 97.6 (Spectrum Cable).

1. Discussion of Manager's Recommended FY 2020-25 Capital Investment Plan (CIP)

Bonnie Hammersley introduced the information below:

Capital Investment Plan – Overview

The FY 2020-25 CIP includes County Projects, School Projects, and Proprietary Projects. The School Projects include Chapel Hill-Carrboro City Schools, Orange County Schools, and Durham Technical Community College – Orange County Campus projects. The Proprietary Projects include Water and Sewer, Solid Waste Enterprise Fund, and Sportsplex projects. The CIP has been prepared anticipating moderate economic growth of approximately 2% in property tax growth over the next five years, and 4% sales tax growth in Years 2-5. Sales Tax proceeds for Year 1 (FY 2020-21) are estimated to decline by 4.5% due to the current coronavirus pandemic. Many of the projects in the CIP will rely on debt financing to fund the projects.

Tonight's discussion will focus on County and Proprietary CIP projects. Note: Page numbers are referenced below as they appear in the CIP document. See Attachment A for the Overall CIP Summary (page 19), County CIP Projects Summary (page 20), and the Proprietary CIP Summaries (page 23). Discussion of the Schools CIP projects is scheduled for the April 23, 2020 Work Session. Durham Technical Community College – Orange County Campus new academic building project will also be discussed at the April 23, 2020 meeting.

Appropriations	Current Fiscal Year 2019-20	Year 1 Fiscal Year 2020-21	Year 2 Fiscal Year 2021-22	Year 3 Fiscal Year 2022-23	Year 4 Fiscal Year 2023-24	Year 5 Fiscal Year 2024-25	Five Year Total	Year 6 to Year 10
County	11,518,264	13,082,582	24,189,587	21,181,857	12,356,294	8,684,412	79,494,732	115,019,483
Proprietary								
Solid Waste	1,545,536	1,946,752	1,820,331	2,812,933	1,750,398	1,138,264	9,468,678	8,662,796
Sportsplex	372,000	922,000	245,000	1,525,000	430,000	2,021,000	5,143,000	1,425,000
Water & Sewer Utilities	1,060,000	130,000	1,350,000	945,000			2,425,000	
Proprietary Total	2,977,536	2,998,752	3,415,331	5,282,933	2,180,398	3,159,264	17,036,678	10,087,796
School								
Chapel Hill-Carrboro City Schools								
Bond Referendum			1,922,000				1,922,000	
Chapel Hill-Carrboro City Schools	5,080,991	5,074,200	4,568,754	4,667,561	4,769,317	4,874,119	23,953,951	26,602,887
Deferred Maintenance Projects	1,804,200	1,804,200					1,804,200	49,207,493
Recurring Capital Items	1,804,200	1,804,200	1,804,200	1,804,200	1,804,200	1,804,200	9,021,000	9,021,000
Supplemental Deferred Maintenance Program		1,800,000	10,000,000	6,242,000			18,042,000	
Chapel Hill-Carrboro City Schools Total	8,689,391	10,482,600	18,294,954	12,713,761	6,573,517	6,678,319	54,743,151	84,831,380
Orange County Schools								
Bond Referendum	20,064,000		11,386,000				11,386,000	
Orange County Schools	3,367,615	3,363,113	3,028,110	3,093,598	3,161,040	3,230,501	15,876,362	17,269,922
Deferred Maintenance Projects	1,195,800	1,195,800					1,195,800	44,303,065
Recurring Capital Items	1,195,800	1,195,800	1,195,800	1,195,800	1,195,800	1,195,800	5,979,000	5,979,000
Supplemental Deferred Maintenance Program		4,150,000	3,600,000	4,208,000			11,958,000	
Orange County Schools Total	25,823,215	9,904,713	19,209,910	8,497,398	4,356,840	4,426,301	46,395,162	67,551,987
Durham Tech Community College								26,547,911
School Total	34,512,606	20,387,313	37,504,864	21,211,159	10,930,357	11,104,620	101,138,313	178,931,278
Grand Total	49,008,406	36,468,647	65,109,782	47,675,949	25,467,049	22,948,296	197,669,723	304,038,557

Revenues/Funding Sources								
9-1-1 Funds								
Article 43 Sales Tax Proceeds								
Article 46 Sales Tax Proceeds	2,219,120	2,057,584	2,160,288	2,101,099	2,185,143	2,272,549	10,776,663	12,801,210
Available Project Balances								
Bonds								
Contributions from Other Infrastructure Partners	100,000	55,000	450,000	3,200,000			3,705,000	92,500
Debt Financing	9,689,220	10,001,234	22,090,857	13,021,362	11,430,339	7,031,298	63,575,090	75,745,637
Debt Financing - 2/3 Net Debt Bonds								
Debt Financing - Affordable Housing Bond Proceeds								
Debt Financing - Article 46 Sales Tax	1,060,000	130,000	1,350,000	945,000			2,425,000	
Debt Financing - Bond Proceeds	20,064,000		13,308,000				13,308,000	
Debt Financing - Durham Tech								26,547,911
Debt Financing - E911								
Debt Financing - Older Facilities	1,000,000	1,000,000					1,000,000	
Debt Financing - School Improvements	7,012,132	13,042,375	20,774,222	17,707,706	7,342,860	7,429,717	66,296,880	132,529,017
Debt Financing - Solid Waste	833,356	1,025,952	1,820,331	2,405,285	1,750,398	1,138,264	8,140,230	8,662,796
Debt Financing - Sportsplex	372,000	895,000		1,275,000	320,000	1,891,000	4,381,000	
From 9-1-1 Funds								
From Capital Reserve Funds	3,000,000	3,000,000					3,000,000	
From Other Projects								
General Government Revenue								
Grant Funding	432,572	1,422,691	445,500	832,500	250,000	750,000	3,700,691	3,010,000
Grant Funds State - E911 Board								
Insurance Proceeds								
Lottery Proceeds	1,402,354	1,402,354	1,402,354	1,402,354	1,402,354	1,402,354	7,011,770	7,053,140
Medicaid Maximization Funds	68,200							3,629,500
NCDEQ Reimbursement Fund	67,000	500,000		3,000,000			3,500,000	
Partner Funding Partner Funding - County Capital Qualified School				400,000			400,000	28,989,133
Construction Bonds								
Register of Deeds Fees	80,000	80,000	80,000	80,000	80,000	80,000	400,000	400,000
Solid Waste Funds	712,180	920,800		407,648			1,328,448	
Sportsplex Funds		27,000	245,000	250,000	110,000	130,000	762,000	1,425,000
Transfer from General Fund	746,272	908,657	983,230	647,995	595,955	823,114	3,958,951	3,152,713
Transfer from Other Capital Funds	150,000							
Transfer from Other Funds								
Transfer from Other Projects								
Transfer from Payment-in-Lieu								
Grand Total	49,008,406	36,468,647	65,109,782	47,675,949	25,467,049	22,948,296	197,669,723	304,038,557

ORANGE COUNTY
CAPITAL INVESTMENT PLAN
FY2020-25
Board of Orange County Commissioners
Work Session
April 14, 2020

FY2020-25 Recommended Capital Investment Plan

- Capital Investment Plan Review Schedule
 - County Project Discussion – April 14
 - County Capital Projects
 - Proprietary Funds Projects
 - Education Capital Discussion – April 23
 - Chapel Hill-Carrboro City Schools
 - Orange County Schools
 - Durham Technical Community College
 - Budget Work Sessions
 - Adoption of the Operating and Capital Budget – June 16

FY2020-25 Recommended Capital Investment Plan

- FY2020-25 Investment Themes
 - School Supplemental Deferred Maintenance Program
 - \$30 million over three (3) years
 - Apply to Deferred Maintenance and Life & Safety Improvements
 - Public Health and Safety
 - EMS Substation Construction – Efland - \$3,500,000
 - Portable Radio Replacements - \$150,000
 - Environmental Health and Public Safety Vehicle Replacements - \$1,280,961
 - Economic Development
 - Piedmont Food Processing Facility - \$115,000
 - Buckhorn EDD Sewer Engineering - \$130,000
 - Caution and Flexibility
 - Direct Financial Impacts to the County will Lag
 - Most Acute Impact Expected on Sales Tax
 - Potential Lingering Impact on the Real Estate Market
 - Continuous Monitoring and Adjustments to Anticipated Fiscal Reality
 - ***New Project Expenditures will be Frozen for the 1st Quarter of FY2020-21***

FY2020-21 CIP Expenditures \$36.5m (pie chart)

FY2020-25 Recommended CIP Expenditures- graph

Commissioner Dorosin said the Board was originally anticipating some tax increase this year, and asked if an estimate is known.

Travis Myren said it is estimated at 1.63 cents, and staff is going through the operation budget now, and is trying to minimize that tax impact.

Commissioner Dorosin asked if the board would like to delete the tax increase, should it be looking at the CIP, with the goal of making cuts to balance the \$3 million for the debt service. He asked if that would affectively neutralize that tax increase.

Travis Myren said that the debt increase is for projects, for which, monies have already been borrowed.

Commissioner Dorosin asked if the Board cut a \$500,000 project in year one, could the Board use those monies toward the debt service.

Travis Myren said nothing that would be approved in the CIP, for the next fiscal year, would affect the debt service the County owes next year.

Travis Myren said the \$3 million that is increasing for debt service, and the debt service that the County would incur for next year's projects, would materialize in the 21-22 budget year.

Bonnie Hammersley said as the Board looks at the CIP, it should closely consider what it feels comfortable going forward with. She said there are stop and starting points. She said in regards to the proposed tax increase, staff will be looking at ways to make savings on the operational side.

Bonnie Hammersley said she will be giving the Board an update on the pre-covid and post-covid budget projections, where they were and where they are now, at the April 23rd work session and the joint meeting with the schools on April 28th. She said there is time on these projects that, if something really went south, staff would come back to the Board.

Commissioner Dorosin reiterated that nothing the Board might cut from CIP would realize any savings in this year's operating budget in 20-21. He said if the Board does want to realize savings to avoid a tax increase, then any cuts would need to come from the operating budget.

Bonnie Hammersley said yes.

Travis Myren resumed the PowerPoint presentation:

FY2020-21 Recommended County Projects

- Climate Change Mitigation Projects - \$478,657 (p. 27)
 - Established in FY2019-20
 - Dedicated Quarter Cent of Property Tax Annually
 - Funds Transferred from the General Fund into Capital Project to Preserve Unspent Funding from Prior Year
 - Applications for 2021 Projects Available in May 2020

FY2020-21 Recommended County Projects

- County Facility Master Plan for Hillsborough Sites \$300,000 (p. 29)
 - Northern County Campus to Open in 2021
 - Detention Center
 - Environment and Agricultural Center
 - Parks Operation Base
 - Opportunity to Reuse or Repurpose Hillsborough Sites
 - Evaluation of Office Space Needs and Current Vulnerabilities
 - Recommendations to Most Efficiently Use County Real Estate Assets in Hillsborough Area

Orange County Real Estate in Hillsborough Township (map)

Commissioner Dorosin asked if this is something that can be done in house.

Travis Myren said no, not currently.

Commissioner Price asked if there is a timeline.

Travis Myren said the sites will be available in 2020-2021, and it depends on how quickly the repurposed buildings are needed. He said it could be delayed a year, but staff does not want sites to sit vacant.

Commissioner Price asked if staff is considering hiring more than an architect.

Travis Myren said most architectural firms have greater capacity in their staffing, so this is likely all that will be hired at this time.

Commissioner Price asked if the architect would provide certain information.

Travis Myren said it would not be bid documents, but an architect would provide details of square footage, a good analysis of function locations, conceptual ideas, etc. He resumed the PowerPoint presentation:

FY2020-21 Recommended County Projects

- Facility Safety & Accessibility - \$164,100
 - Decrease of \$360,900 from FY2019-20
 - Countywide Accessibility Projects - \$25,000
 - Animal Services Automated Access Doors - \$24,000
 - **Central Recreation Fire Alarm System Upgrade - \$76,000**
 - District Attorney Facility Security Cameras - \$3,500
 - Board of Elections Building Cameras and Card Access - \$12,500

- Seymour Center Security Cameras - \$8,500
- Whitted Security Cameras - \$5,000
- OCPT Fire Alarm System Upgrade - \$9,600

FY2020-21 Recommended County Projects

- Generator Projects - \$450,000
 - Increase of \$292,000 from FY2019-20
- Emergency Generator for Courthouse - \$450,000
 - Energize the Entire Facility – 64, 934 Square Feet
 - Provide Seamless Court Operations during Power Disruption

FY2020-21 Recommended County Projects

- Heating Ventilation and Cooling Projects - \$416,000
 - Decrease of \$816,500
- Humidity Impact Study - \$25,000
 - Recommend Upgrades and Replacements to Address Humidity
- HVAC Equipment Assessment Countywide - \$30,000
 - Recommend Schedule for Upgrades and Replacements
- **HVAC Major Component Replacement – \$150,000**
 - Replace Motors, Compressors to Extend Useful Life of Equipment
- **Gateway Center HVAC Replacement - \$176,000**
 - Condominium Arrangement
 - Units are 13 Years Old
 - Impacted by Roof Fire in 2015
- Engineering and Design for Whitted Replacement – \$35,000
 - Serves 63,000 square feet of Office, Medical, and Dental Suites
 - System is 17 Years Old
 - Full Replacement in FY21-22 - \$350,000

Commissioner Marcoplos asked if there would be energy savings from all of this HVAC related work.

Travis Myren said there are efficiency gains with new equipment, and he said staff could provide this information. He resumed the PowerPoint presentation:

FY2020-21 Recommended County Projects

- Lake Orange Dam Remediation - \$150,000
 - Increase of \$55,000 from FY2019-20
- 2018 Department of Environmental Quality Inspection
- Deficiencies Documented – Long Term Repair Plan Created
- Total Estimated Cost of \$2.76 million Over Next Five Years
- FY2020-21 Projects: Repair Existing Erosion Control Barrier

Existing Erosion Control Barrier (photo)

FY2020-21 Recommended County Projects

- Major Plumbing Repairs - \$45,000
 - Decrease of \$205,778 from FY2019-20
- Seymour Center Hot Water Heaters - \$45,000
 - Units are 13 Years Old and Showing Signs of Failure

Commissioner Dorosin said there is a movement toward tankless water heaters to save money, and asked if this would work in these contexts.

Commissioner Greene said there is also a move toward solar powered water heaters, and this is just a thought for down the line.

Travis Myren said yes, staff could look at both options.

Commissioner Marcoplos said the on-demand water heating is really efficient, but LP gas would be needed, as opposed to natural fracked gas, in order to be most environmentally friendly. He said a combination of on-demand and solar heaters would be great.

Travis Myren resumed the PowerPoint presentation:

FY2020-21 Recommended County Projects

- Historic Courthouse – Building and Grounds Improvements - \$20,000
 - Architect and Structural Engineering Services
 - Design for Structural and Exterior Repairs
 - Brick Restoration
 - Foundation and Site Drainage
 - Structural Corrections for Roof System
 - Total Investment of \$630,000 over Next Five Years
 - FY2021-22 - \$220,000
 - FY2022-23 - \$390,000

FY2020-21 Recommended County Projects

- Orange County Southern Branch Library - \$400,000
 - Carrboro Partnership and Development Agreement
 - 203 South Greensboro Street
 - Next Decision Point - Guaranteed Maximum Price in May 2021
 - If Project Proceeds - Construction Complete in June/July 2022
 - FY2020-21 Additional Design Services
 - Reprogram Space Designated for the Arts Center
 - Design Space for Skills Development
 - Total Project Construction Budget + Contingencies – \$15.6 million Programmed in FY2021-22

Orange County Southern Branch Library Site (photo)

Commissioner Dorosin asked if there have been any more conversations with the Town of Carrboro about post covid issues.

Bonnie Hammersley said she has discussed this with the Town Manager, and he agreed that knowing they have a decision point going forward, and knowing that once the designs are done, that they/we can stop if need be. She said Carrboro is on the same page.

Commissioner Dorosin said it is probably going to be cheaper to build now, rather than later.

Travis Myren resumed the PowerPoint presentation:

FY2020-21 Recommended County Projects

- Parking Lot Improvements - \$215,000
 - Increase of \$69,500 from FY2019-20
 - Crack Filling at Multiple Facilities - \$15,000
 - Eno River Parking Deck - \$200,000

- Assessment Completed in FY19-20
- Recommendations to Repair and Caulk Control Joints and Repair Cracked and Failing Concrete

Commissioner Price asked if there is a timeline for completion on this project. Travis Myren said in July. He resumed the PowerPoint presentation:

Priority Repairs at Eno River Parking Deck (photo)

FY2020-21 Recommended County Projects

- Piedmont Food & Agriculture Processing Facility - \$115,000
 - Exterior Signage and Lighting
 - Update Epoxy Flooring
 - Interior and Exterior Painting
 - *Funded by Article 46 Sales Tax*

FY2020-21 Recommended County Projects

- Roofing and Building Façade Projects - \$790,000
 - *Decrease of \$352,800 from FY2019-20*
 - Update to Roof Asset Management Plan - \$130,000
 - Third Party Annual Roof Inspections & Repairs - \$55,000
- Design Funds for Library Roof Replacement - \$25,000
 - Replacement Costs in FY2021-22 - \$250,000
 - **Southern Human Services Roof Replacement - \$580,000**
 - Roofing System is 23 Years Old
 - Roof Failures Identified Throughout Facility

Southern Human Services Roof (photo)

Chair Rich said this is a good roof for solar panels.

Commissioner Price referred to the current library roof, and said there is \$25,000 for design and \$250,000 for renovations. She asked if there is a reason for this, as the building is not that old.

Travis Myren said \$25,000 was for design, and \$250,000 was for replacement starting in 2021-2022. He said the current roof is failing, and he will get details to the Board.

Commissioner Greene said the library should not be old enough to need a roof replacement.

Travis Myren said he would find the age, and report back to the Board. He resumed the PowerPoint presentation:

FY2020-21 Recommended County Projects

- Vehicle Replacements - \$2,434,325
- Public Safety Priorities
 - Animal Services remounted vehicle \$50,000
 - Emergency Services vehicles \$964,961
 - Sheriff's Office vehicles \$230,000
 - **Total Public Safety \$1,244,961**
- Transportation and Environmental Health
 - Environmental Health vehicle \$36,000
 - OCPT Bus/Van replacements (see note) \$1,153,364

- **Total Transportation and EH** **\$1,189,364**
- **80% of OCPT Vehicles Offset by State/Federal Revenue**
- **Total County Investment of \$1,511,634 for All Vehicles**

Commissioner Marcoplos asked if the ambulances will have the latest body lifting mechanisms.

Travis Myren said yes.

Commissioner Price asked if staff can apply for grants for electric vehicles at the same time it is going after the 80% offset.

Travis Myren said he would check on that for the Board.

Commissioner Dorosin asked clarifying questions about the 80% offset.

Travis Myren responded. He resumed the PowerPoint presentation:

FY2020-21 Recommended Information Technology and Communication Projects

- Information Technology Infrastructure - \$934,500
 - Cyber Security Initiatives \$100,000
 - Server and Network Upgrades \$240,000
 - Laptop Desktop Replacement Schedule \$594,500
 - **Total Technology Infrastructure** **\$934,500**
 - Five Year Plan Articulates Replacement Schedule for Laptops and Desktops
 - Microsoft Office Upgrade Programmed in FY2021-22 for \$440,000

FY2020-21 Recommended Information Technology and Communications Projects

- Register of Deeds Automation – \$80,000
 - Multiyear Account to Finance Technology Improvements in Register of Deeds Office
 - Prior Year Funding for Replacement of Records Management Software

FY2020-21 Recommended Information Technology and Communications Projects

- Communication System Improvements – \$150,000
 - Multiyear Replacement Plan for Multiband Radios in Emergency Services
 - Approximately 20 Mobile and Portable Units Replaced Annually

Emergency Services Substation Long Range Plan (map)

FY 2020-21 Recommended Emergency Services Projects

- Efland Standalone Station - \$2,300,000
 - Proposed New Construction for Substation
 - Cost of Remodel vs. New within \$125,000
 - Fundamental Flaws with Existing Building
 - 24 hour station; Replaces Mt. Willing Road
 - Leased until 2019 for \$1 from Efland Volunteer Fire Company, Inc.
 - Solar Photovoltaic (PV) Demonstration
 - Roof mounted, 61kW system
 - Useful life of 25 years
 - 11-13 year payback of County investment

Efland Substation Site Map (map)

Efland Substation Site Map (map)

FY 2020-21 Recommended Emergency Services Projects

- Morgue Conversion of Existing Building - \$1,200,000
 - County Mandated to Provide Storage and Examination Space
 - Pending External Examination by Medical Examiner
 - Longer Term Storage for Unclaimed Decedents
 - Current Storage at 510 Meadowlands Inadequate and Failing
 - Facility Features
 - Examination Space
 - Cooler and Reconfigurable Shelving
 - Hydraulic Lift

Potential Morgue Floor Plan

Commissioner Dorosin asked if there is any potential to collaborate with UNC on the morgue.

Travis Myren said UNC's concern with the deterioration of bodies is what initiated the County to look at other sites, and thus UNC wanted the County to seek alternatives.

Commissioner Dorosin asked if there is any special permitting for this type of morgue, and staff will communicate with neighbors.

Travis Myren said there is no special permitting, and staff can communicate with neighbors as a courtesy. He said this should be low impact in relation to traffic.

Commissioner Greene asked if the space in Emergency Services warehouse would no longer be used.

Travis Myren said yes.

Commissioner Bedford asked if this is the best location for a facility such as this, and could staff consider other locations when conducting the facilities space study.

Travis Myren said staff can consider that as part of the overall facility space plan. He said the Medical Examiner travels as needed, so it does not need to be near a hospital, etc. He said having it outside of downtowns will not impact the service levels required. He said staff could treat them as two separate projects, if needed. He resumed the PowerPoint presentation:

Commissioner McKee arrived at 7:57pm.

Long Range Parks Plan

FY2020-21 Recommended Parks, Open Space, and Trail Development Projects

- Blackwood Farm Park Farm House Remediation - \$350,000
 - Remediate and Rehabilitate Historic Farm House
 - Short Term – Replace Rented Trailer for Staff
 - Long Term – Restore to Historic Park Feature
 - Could be used as an Nature Learning Center

FY2020-21 Recommended Parks, Open Space, and Trail Development Projects (photo)

FY2020-21 Recommended Parks, Open Space, and Trail Development Projects (photo)

Commissioner Price asked if this project could be secured for a year, and move forward with major improvements later on.

Travis Myren said that is possible, and he will track down the costs of renting the current trailer on site, and see what savings there might be.

Commissioner Price asked if a thorough inspection of this property has been completed.

Travis Myren said he would check and see if he can find one, but he feels staff has a pretty good handle on the needs.

Chair Rich asked if repairs do not proceed could they be more expensive down the line.

Travis Myren said he could not quantify that, but water will continue to penetrate and mold will continue to grow.

Commissioner Price said staff could secure the building.

Travis Myren said staff would get a scope of work to the Board, outside of a full renovation.

Chair Rich said her concern is this will cost more in the long run, if the Board does not take action soon.

Commissioner Dorosin asked if the purpose of this project is only for historic preservation, or is the building used for other purposes.

Travis Myren said the house had served for staff offices, and there is a rented trailer out there now. He said he will get a cost benefits estimation, and the long-term goal is for it to serve as a park feature, such as a nature center, etc.

Commissioner Dorosin clarified it would be a feature of the park as well as a staff office.

Travis Myren said there is an office building in the long-term plan, so it would change from a staff use to a park use.

Chair Rich asked if there were any caveats to keep the house as is on the property, when the County purchased it.

Travis Myren said he would check on this.

Chair Rich asked if staff could find out the year the house was built.

Commissioner Price said she is in no way suggesting to get rid of the building, just to possibly delay the renovations for a period of time. She said she is concerned that it may cost more than the \$350,000 for renovations, due to the deterioration of the house.

Travis Myren resumed the PowerPoint presentation:

FY2020-21 Recommended Parks, Open Space, and Trail Development Projects

- Conservation Easements - \$1,000,000
 - Budgeted Every Other Year at \$1,000,000
 - \$500,000 in County Funding
 - \$500,000 in Grant Funding
 - Provides Matching Funds to Preserve Farmland, Natural Areas, and Water Quality Buffers
 - Approximately 2,500 acres Currently Protected by Conservation Easements throughout the County

Chair Rich asked if staff could provide a balance of the Lands Legacy funds.

Travis Myren said he would get that information to the Board. He resumed the PowerPoint presentation:

Orange County Existing Conservation Easements (map)

FY2020-21 Recommended Parks, Open Space, and Trail Development Projects

- Fairview Landfill Assessment Continuation - \$500,000

- Continuing Assessment of Former Landfill Sites
- Recommendations Expected in 2020
- Landfill Remediation Programmed for 2022-23
 - \$3 million for Remediation
 - \$1.5 million Expected for Park Development on the Former Landfill Site
- Funded Through North Carolina Department of Environmental Quality

Fairview Park Waste Disposal and Remediation Areas (map)

Commissioner Price asked if any feedback has been received on this project from the State.

Travis Myren said not yet.

Commissioner Price said the Board asked for an update a while ago.

Travis Myren said he would follow up on this. He resumed the PowerPoint presentation:

FY2020-21 Recommended Parks, Open Space, and Trail Development Projects

- Hollow Rock Nature Park - \$110,000
 - Renovate an Existing Barn into a Education Shelter/Classroom
 - Construct an Accessible Path from Parking Area to Store and Barn
 - Develop an Accessible Picnic Area Near Barn
 - 50% of Project Funded by Durham County

Master Plan Hollow Rock Access Area at New Hope Preserve (map)

FY2020-21 Recommended Parks, Open Space, and Trail Development Projects

- Millhouse Road Farm House - \$300,000
 - Remediate and Rehabilitate Existing Farm House
 - Functions Replaced by Parks Operations Base at Northern County Campus
 - *Recommend Deferral of Project Pending Master Plan Development with Town of Chapel Hill*
 - *House Site May be needed for Septic Field if Soccer Field Development Occurs or Some Other Use of Similar Intensity*

Commissioner Dorosin said there were concerns about water and sewer when the Board was looking at this site for affordable housing. He said as the Board thinks about the development of this park, he wanted to make sure it had not foreclosed on the possibility of connecting the park to water and sewer, instead of a septic field.

Travis Myren said nothing has been foreclosed, but if the water and sewer boundary agreement is not amended it would have to be on septic.

Commissioner Dorosin asked if the water and sewer agreement would need to be amended.

Travis Myren said yes.

Chair Rich said the Board had this discussion about two years ago, and some neighbors were opposed. She said the Board may need to have this discussion again.

Commissioner Price referred to the Hollow Rock Nature Park, and asked if Durham agreed with the budget.

Travis Myren said yes.

Commissioner Greene said it was her understanding that the west side of Millhouse Road was in the rural buffer, which would make it a tough conversation.

Commissioner Marcoplos said the price the Board got back originally was cost prohibitive, and it was for some type of septic system, as opposed to connection to the water and sewer system.

Travis Myren said staff looked at alternatives to have a type of treatment on site, and cost was one of the factors, as well as discharge.

Commissioner Marcoplos said part of the discussion was that Chapel Hill wanted a soccer field there. He said it would make sense to connect to the main water line, and to use that land for affordable housing.

Chair Rich said the CHCCS boundary line did not include the Millhouse park area, which was also a concern to those in the mobile home parks as their children would have to change schools.

Chair Rich asked if this is just a placeholder in the CIP.

Travis Myren said yes, and it would be deferred until staff finds out if the County needs this space for other purposes. He resumed the PowerPoint presentation:

FY2020-21 Recommended Parks, Open Space, and Trail Development Projects

- Park and Recreation Facility Renovations, Repairs, and Safety Improvements - \$180,000
 - Annual Request for Ongoing Capital Improvements
 - Parks Facility Repairs and Replacement
 - Safety Improvements
 - Site Lighting
 - Landscaping
 - Signage
 - Preventative Maintenance

FY2020-21 Recommended Water and Sewer Infrastructure Projects

- Economic Development Water & Sewer Infrastructure - \$130,000
 - Engineering and Design Service to Serve 200 Acres with Rail Access
 - 8:22pm Continued Investment in Site Readiness
 - Zoned Economic Development – Buckhorn EDB – 1
 - Light industrial
 - 200 acres total
 - Access improvements needed
 - Construction FY2021-22 - \$1.23 million

Commissioner Dorosin said it would be worthwhile to hear from Steve Brantley, Economic Development Director, as to how important rail access is to this area.

Travis Myren said there is a spreadsheet that he can share with the Board. He resumed the PowerPoint presentation:

Efland/Buckhorn/Mebane Utility Planning Area (master plan)

Solid Waste Facilities (map)

FY2020-21 Recommended Solid Waste Projects

- Solid Waste Projects
 - Construction & Demolition Landfill Equipment Replacement
 - Replace Holland Tractor - \$100,000
 - Comprehensive Solid Waste Management Plan - \$125,000

- Continuation of Plan Initiated in FY2019-20
- Real Estate Master Plan
- Recommend Future Development
- Construction & Demolition Landfill Expansion - \$125,000
 - 2.2 Years of Useful Life Remaining on Phase 1
 - Engineering and Design Services for Phase 2
 - Phase 2 Adds 14.2 Years of Useful Life

Orange County Solid Waste C&D Landfill (photo)

FY2020-21 Recommended Solid Waste Projects

- Solid Waste Projects
 - High Rock Neighborhood Waste & Recycling Center - \$765,000
 - Continuation of Modernization Project - \$1.44 million Total Investment
 - First Neighborhood Center - Bulky Materials, Metal, Yard Waste, Tires, Textiles, Clean Wood, Cooking Oil and Food Waste, etc.
 - Property Lease under Negotiation
 - Lease Expires June of 2022
 - Open in September 2021

High Rock Waste and Recycling Center Site Plan (map)

FY2020-21 Recommended Solid Waste Projects

- Solid Waste Projects
 - Sanitation Operations Vehicle/Equipment Replacements - \$260,952
 - Replace Hook Lift Truck - \$260,952

FY2020-21 Recommended Sportsplex Projects

- Sportsplex Projects - \$922,000
 - Roof Replacement - \$510,000
 - Heating, Ventilation, and Air Conditioning - \$50,000
 - Fitness Equipment Replacements - \$100,000
 - Ice Rink Dehumidification Unit - \$160,000
 - Storage Facility - \$75,000
 - Handicap Pool Lift - \$12,000
 - Pool Robotic Vacuums - \$15,000

Planning for Future Significant Capital Projects

- Significant Planned Capital Projects
 - Emergency Responder Radio System
 - New Cost Estimate under Development Using VIPER Expansion
 - Durham Tech Academic Building
 - Requested to Begin in FY2021-22
 - Recommended in Years 6-10 Pending Long Term Strategy
 - Current Cost Estimate - \$26.5 million
 - School Facilities
 - Supplement Deferred Maintenance Plan in FY2020-21
 - Continued Investments in Current Facilities
 - Planning for New School Facilities
 - Potential General Obligation Bond Referendum

Commissioner Marcoplos suggested that the Board ask Durham Tech to change the name of the Orange County campus to the Durham-Orange Tech.

Commissioner McKee asked if staff has ever determined exactly whether space existed on the Durham Tech campus, and how large the building could be.

Travis Myren said the current site can accommodate the building, but there was a question about how to handle the parking.

Commissioner Price referred to the Cedar Grove Community Center, and asked if the repairs to the septic system are being handled now.

Travis Myren said the project is scheduled to occur this calendar year, and most likely this fiscal year.

Commissioner Price asked if the gym floor will be torn up and replaced after these repairs are done.

Travis Myren said yes. He resumed the PowerPoint presentation:

FY2020-25 Recommended Capital Investment Plan

- Next Steps
 - Document Review
 - Clerk to the Board's Office
 - County Manager's Office
 - Orange County Website – orangecountync.gov
 - Upcoming Budget Meetings

<ul style="list-style-type: none"> ▪ April 14 ▪ April 23 ▪ May 5 ▪ May 12 & June 4 ▪ May 14 ▪ May 21 ▪ May 28 ▪ June 9 ▪ June 16 	<p><i>Work Session for Capital Investment Plan</i> Work Session for School and Durham Tech CIP Presentation of FY2020-21 Recommended Operating Budget Public Hearings on Operating Budget and CIP Work Session for Schools and Outside Agencies Work Session for Fire Dist., Public Safety, Support, Gen. Govt. Work Session for Human Services and Comm. Services Amendments and Intent to Adopt Adoption of Operating Budget and CIP</p>
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Commissioner Dorosin asked if the plan for the CIP process is that the Board will submit suggested changes electronically to management, and they will be brought up for discussion as amendments.

Travis Myren said yes, the Board will follow the same process as for the operational budget. He said if there are changes to projects outside of FY2020-21, the Board could do that administratively through the staff.

Bonnie Hammersley said there will be a public hearing on the budget on June 4th, and having all capital and operating budget amendments to staff prior to that would be helpful. She said all amendments will be posted as they are submitted, and she will provide the board with the updated amendment listing at each work session.

The meeting adjourned at 8:36 p.m.

Penny Rich, Chair

Donna S. Baker
Clerk to the Board