



Guilford County

301 West Market Street
Greensboro, NC 27402

Meeting Agenda - Final Board of Commissioners

Thursday, January 15, 2026

5:30 PM

Second Floor, Old County Courthouse

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. WELCOME AND CALL TO ORDER

Chairman Melvin "Skip" Alston

IV. SPEAKERS FROM THE FLOOR

Each speaker will be allowed three (3) minutes to address the Board. Speakers from the Floor will last for a maximum of thirty (30) minutes.

V. PRESENTATIONS

A. [2026-121](#) RECOGNIZE GUILFORD COUNTY TAX DEPARTMENT FOR AWARDS RECEIVED DURING THE 2026 NC ASSOCIATION OF ASSESSING OFFICERS FALL CONFERENCE

Background:

For the 2nd year in a row, the Guilford County Tax Department was presented the **Joseph E. Hunt Large Jurisdictional Award** at the 2026 North Carolina Association of Assessing Officers Fall conference. NCAAO only gives this award when it is deemed justified. This award is in recognition of achievement in areas of property tax assessment or collection for the implementation of a project that enhances the overall effectiveness of a county tax department.

Guilford's submission was for developing an Income Model Classification Matrix. The model speeds up decision-making for the commercial reappraisal. An appraiser can classify a commercial property in minutes, confident that the economics tied to that choice will align with investor logic and market patterns. This saves time across thousands of parcels without sacrificing accuracy. It can also be utilized by other counties on the North Carolina Property Tax System. The outcome is a system that yields defensible values, saves field time and delivers equity at scale - precisely what mass appraisal is designed to accomplish.

The award was established to honor Joseph E Hunt, past President and Fellow of the International Association of Assessing Officers. He also served as a faculty member of the School of Government in property tax appraisal and assessment. He was instrumental in developing designation standards for appraisers and tax offices.

Nolan Lawson was awarded **2026 Appraiser of the Year** at the same conference. With over thirty (30) years of dedicated public service, Nolan has made his mark in the tax offices of three (3) counties: Stokes, Forsyth and Guilford. His legacy is one of unwavering integrity and profound knowledge.

In 2023, Nolan joined the Guilford County Tax Department and quickly assumed the role of Reappraisal Manager. At that time, the county was preparing for a 2027 reappraisal. However, like many counties across the state, the sales ratio fell below state standards,

requiring a reappraisal in 2027. Nolan was new to the county and part of a relatively fresh management team. He handled this unexpected change with unyielding poise.

Nolan is always willing to take the time to answer questions, often diving deep into information that goes far beyond what one seeks, driven not by self-promotion but by a genuine passion for sharing his expertise with those eager to learn. Under Nolan's leadership, the Tax Department has made significant strides in improving data and equity.

Requested Action: Recognize the Guilford County Tax Department for awards received during the 2026 NC Association of Assessing Officer Fall Conference.

Sponsors: [Enter Department Director Name]

VI. CONSENT AGENDA

A. BUDGET AMENDMENTS

1. [2026-119](#) OPIOID SETTLEMENT SPENDING AUTHORIZATION FOR ADDITIONAL ACTIVITIES

Background:

Guilford County conducted and completed a collaborative strategic planning process focused on addressing opioid use and overdose reduction. The FY 2025-26 adopted budget includes funding for the following opioid-related initiatives: the Opioid Community Engagement and Taskforce Coordinator; naloxone distribution; Medication-Assisted Treatment (MAT) and long-term group living beds at Gibson Park; the GCSTOP Post Overdose Response Team and Opioid Use Disorder Clinic; the EMS MAT Induction Program; Community Outreach and Education; the Syringe Services Program; and NC Survivors Union Medications for Opioid Use Disorder. The total adopted funding for these initiatives in FY 2025-26 is \$2,788,424.

Additional activities and associated funding for FY 2025-26 are outlined below:

GCSTOP Post Overdose Response Team and Opioid Use Disorder Clinic

Funding will be used to lease two vehicles dedicated to supporting the Post Overdose Response Team (PORT). These vehicles will facilitate transportation for PORT staff as they conduct community outreach, follow-up visits, and provide direct services to individuals impacted by opioid use. This investment will enhance the team's ability to respond promptly, engage clients in the field, and improve access to critical support and recovery resources.

Funding Amount: \$11,226

Activity Period: January 15, 2026 - June 30, 2026

Community Outreach and Education

Funding will be used to refresh and repair the Mobile Clinic Sprinter Van utilized by the Guilford County Outreach and Education Team. These repairs are necessary to maintain the vehicle's safety, reliability, and operational integrity as it continues to serve residents throughout the community. The updates will ensure the mobile unit remains a fully functional, professional, and safe healthcare resource supporting outreach, education, and service delivery efforts across Guilford County. The mobile unit will be used exclusively for opioid

and substance use prevention and overdose prevention activities. The Opioid Team plans to utilize the unit for community events, outreach efforts, and partnerships with other community agencies to host pop-up events that provide education and resources.

Additionally, the Peer Support Team will use the unit to meet privately with clients while conducting outreach in the community.

Funding Amount: \$50,000

Activity Period: January 15, 2026 - June 30, 2026

The total funding requested for these additional activities is \$61,226. A full spending authorization resolution, detailing these activities, is attached to this agenda item.

Requested Action: Adopted the Opioid Settlement Spending Resolution for the use of Opioid settlement funds to fund the GCSTOP Post Overdose Response Team OUD Clinic transportation and Community Outreach and Education repair and refresh mobile clinic sprinter van, under exhibits A and B of the Opioid Settlement MOA as outlined in the resolution in the total amount of \$61,226 starting January 15, 2026 and ending June 30, 2026; approved an increase of \$61,226 in Federal/State Revenue in the Opioid Settlement Fund budget and increase appropriation to Opioid Settlement by the same amount for these activities.

Budget Impact: Opioid Settlement Fund
\$61,226 Increase in Federal/State Revenue
\$61,226 Increase in Appropriation to Opioid Settlement

Sponsors: Courtney McFadden

Attachments: [Opioid Resolution 1.15.26](#)

B. CONTRACTS

1. [2026-115](#) AMEND CONTRACT WITH UNC-G FOR EVICTION MEDIATION AND LANDLORD OUTREACH PROGRAM

Background:

Guilford County has contracted with UNC-G's Center for Housing and Community Studies (CHCS) to operate an Eviction Mediation and Landlord Outreach program, the "TEAM Clinic", since July 2021. UNC-G also sub-contracts with Legal Aid of North Carolina to provide legal representation for individuals facing eviction in court in addition to the mediation and outreach work. Funding initially came from Emergency Rental Assistance funds before switching to ARPA funds. Local funds will be used for January-June 2026 once ARPA funds are expended.

The most recent ARPA contract term began on July 1, 2024 and ended on December 31, 2025. In mid-December, CHCS and County staff reviewed anticipated expenses through December 31 and determined that up to \$65,000 will be left unexpended (actual amount will depend on actual expenses to be received in mid-late January). Because of ARPA program restrictions, these funds cannot be re-purposed to another expense or activity. In addition, UNC-G has requested changes in the contract budget to shift funds between lines to reflect actual expenses including a possible need to move funds from salaries to contractual services to allow them to continue their contract with Legal Aid.

County staff recommend that the ARPA contract be extended for another month to January 31, 2026 to allow full expenditure of the ARPA funds.

Requested Action: Approve an amendment to the contract with University of North Carolina at Greensboro's Center for Housing and Community Studies for the Eviction Mediation Program to extend the expiration date to January 31, 2026.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: Natalie Craver, Assistant County Manager for Successful People / HHS Director

Attachments: [PE -90006528 UNC-Greensboro A2 v2 1-9-2026](#)

2. [2026-103](#) FY 2026 FLEET PURCHASES**Background:**

Guilford County Fleet is requesting approval to purchase a total of sixteen(16) vehicles for FY26; three (3) Ford F250 cab and chassis, one (1) Ford F-350 truck, one (1) Ford F-550 truck with dump bed, five(5) Toyota Camry Hybrid, one (1) Toyota Corolla Hybrid, and five (5) Toyota Tacoma trucks. These purchases will be replacing vehicles identified in the FY26 vehicle replacement plan, as well as one (1) vehicle purchased for an additional animal control position. The vehicles will be purchased utilizing NC Sheriffs' Association cooperative contracts with vendors Toyota of Greensboro and Piedmont Trucks of Greensboro.

Three (3) Animal Control Officer will be purchased from Northwestern Emergency Vehicles to upfit the three (3) Ford F250 cab and chassis. They will be manufactured and installed by Northwestern Emergency Vehicles at a cost of \$155,025. These animal control boxes are exempt from formal bidding since the needed equipment is available from only one source. These will be added to the cab and chassis after the delivery of the trucks.

Piedmont Trucks of Greensboro

Three (3) Ford F250 cab and chassis trucks will be purchased from Piedmont Truck utilizing NC Sheriff Association bid #26-12-0909 item 320 at a cost of total of \$132,729.54.

One (1) Ford F350 will be purchased from Piedmont Truck utilizing NC Sheriff Association bid #26-12-0909 item 324 at a cost of \$51,363.25

One (1) Ford F550 truck with added dump bed will be purchased from Piedmont Truck utilizing NC Sheriff Association bid#26-12-0909 item 23 at a total cost of \$79,069.91

Toyota of Greensboro

Five (5) Toyota Camry Hybrid will be purchased from Toyota of Greensboro utilizing NC Sheriff Association bid #26-12-0909 item 111 at a total cost of \$140,257.95

One (1) Toyota Corolla Hybrid will be purchased from Toyota of Greensboro utilizing NC Sheriff Association bid #26-12-0909 item 114 total cost of \$24,000.00

Five (5) Toyota Tacoma trucks will be purchased utilizing NC Sheriff Association bid #26-12-0909 item 384 at a total cost of \$172,500.00.

The vehicles being purchased will be assigned as replacements for

shared Motor Pool, Animal Control, Parks and Recreation, Public Health, Facilities, Inspections, and Social Services departments.

The total amount for the purchase of all sixteen (16) vehicles including upfit cost will be \$754,945.65 plus 3% Highway Use Tax of \$22,648.37 will be \$777,594.02.

Requested Action:

- 1) Approve purchase of five vehicles including three (3) Ford cab and chassis trucks, one (1) Ford F350 and one (1) Ford F550, as authorized by the cooperative purchasing exemption of G.S. 143-129(e)(3) for a total cost of \$263,162.70 from Piedmont Trucks through NC Sheriff's Association Cooperative Contract 26-12-0909; and
- 2) Approve purchase of five (5) Toyota Camrys, one (1) Toyota Corolla and five (5) Toyota Tacomas, as authorized by the cooperative purchasing exemption of G.S. 143-129(e)(3) for a total cost of \$336,757.95 from Toyota of Greensboro through NC Sheriff's Association Cooperative Contract 26-12-0909; and
- 3) Approve purchase of three (3) Animal Control officer boxes, as authorized by the sole source bidding exemption of G.S. 143-129(e)(6), for a total cost of \$155,025.00 from the manufacturer, Northwestern Emergency Vehicles.

Budget Impact:

No additional impact.

Sponsors:

Raymond Lowe, Fleet Services Manager

Attachments:

[Bid Waiver Request # 05844900](#)
[Bid Waiver Request # 05844901](#)
[Bid Waiver Request # 05844902](#)
[Bid Waiver Request # 05844903](#)
[Bid Waiver Request # 05844904](#)
[Bid Waiver Request # 05844905](#)

3. [2026-104](#) SECURITY TASER SYSTEM PURCHASE FROM AXON ENTERPRISE

Background: The FY26 Adopted Budget includes funds as part of the Major Equipment Plan for Security to replace the current Taser X2 system which is in use by the armed security officers.

The Security Department seeks to purchase the new Taser 7 models, which are manufactured and sold exclusively by Axon Enterprises, Inc., for a total cost of \$135,540. The Taser brand is the industry approved law enforcement standard for these devices. This sole source purchase includes 37 devices including a holster, rechargeable battery pack, and charging station for each device. Also included in the purchase are 100 close-quarter cartridges and 100 standoff cartridges. The purchase includes all applicable licenses and a 5-year warranty expiring at the end of January 2031.

N.C.G.S. 143-129(e)(6) states bidding requirements do not apply when a needed product is available from only one source or supply. Axon Enterprises, Inc. is the sole manufacturer of all Taser brand devices and systems.

Requested Action: Approve the sole source purchase of tasers from the manufacturer, Axon Enterprises, Inc., in the amount of \$135,540, as authorized by G.S. 143-129(e)(6) which provides that formal bidding requirements do not apply when a needed product is available from only one source or supply.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: Vincent Daugherty, Security Director

Attachments: [Axon Taser quote](#)
 [Bid Waiver Request # 05846541 Axon Taser 1.15.26](#)
 [File Summary](#)

4. [2026-105](#) TYLER MUNIS ENTERPRISE RESOURCE SYSTEM CONTRACT
EXTENSION RENEWAL

Background:

Guilford County currently utilizes Tyler Munis for Financial Enterprise Resource Planning (ERP). A Financial ERP system is an integrated software platform designed to streamline and enhance the management of the county's finances and related business processes. It serves as a centralized hub for managing procurement, accounts payable, and financial reporting.

The Munis contract was initially executed by Guilford County in March 2019 with a five-year term that began on April 1. The executed contract also included language stating it would “renew automatically for additional one (1) year renewal terms at our then current SaaS fees unless terminated in writing by either party at least sixty (60) days prior to the end of the then-current renewal term.” The Board approved the April 2025 renewal at their January 9, 2025 meeting. The County has received a vendor quote for quarterly rates starting April 2026 which translates to a total annual cost at \$656,521 an increase of \$31,263.12 (5%), for the period April 2026 through March 2027.

This agenda item requests the Board to approve a one-year automatic renewal in the amount of \$656,522 between Guilford County and Tyler Technologies Inc. upon expiration of the initial term ending on March 31, 2026, to provide certain products and services as outlined in the contract documents and authorize staff to take all reasonable actions to finalize and execute said renewal.

Requested Action: Approve a one (1) year automatic contract renewal in the amount of \$656,522 between Guilford County and Tyler Technologies Inc. upon expiration of the initial term ending on March 31, 2026, to provide certain products and services, as outlined in the contract documents. Authorize staff to take all reasonable actions.

Budget Impact:

NO ADDITIONAL COUNTY FUNDS REQUIRED

Sponsors:

Peter Purcell
..end

BACKGROUND

Attachments:

[Bid Waiver Request # 05849036 Tyler 1.15.26](#)

[1301_14 FULLY EXECUTED CONTRACT - CM 1301 Tyler Tech](#)

5. [2026-114](#) INFORMATION TECHNOLOGY TAX SYSTEM WITH FARRAGUT SYSTEMS INC. RENEWAL

Background:

The North Carolina Property Tax Solution (NCPTS) is a resource available to counties to streamline and optimize all aspects of the property tax process. It is built on software developed by a North Carolina-based company, Farragut, and includes many beneficial features:

- (1) Consistent application of property tax law by NCPTS counties through best business practices
- (2) Intuitive system based on established best practices and standards
- (3) Automated appraisals, billing and collections allow county staff to effectively administer the property tax process
- (4) Thorough training and maintenance support
- (5) Collaborative nine-member Oversight Committee that serves to continuously improve NCPTS and promote best practice sharing among member counties
- (6) Proactive consultation and legislative monitoring of tax-related developments by David Baker, NCACC Director of Tax and Revenue Outreach and former Director of the Local Government Division of NC Division of Revenue.

On April 7, 2022, the Board authorized staff to enter into a three-year sole source maintenance contract with Farragut System Inc., (NCPTS tax application vendor) for the purpose of maintaining the current Tax Applications. On January 19, 2023, the Board authorized staff to amend the prior contract to incorporate Cloud Service and related fees and the Cloud Service annual fee may be adjusted by Farragut each year by not more than 5%. The Cloud Service will automatically renew coincident with County executed Tax Application renewals unless either party provides written notice to the other party of its intent to terminate this Cloud Agreement at least ninety (90) days prior to the end of the then-current term.

This agenda item requests Board approval to approve a one-year renewal, in substantial form, for Tax B&C support, LRC support, and Cloud support for a total amount of \$458,094 (Tax B&C support for \$113,056, LRC support for \$113,056 and Cloud support

for \$231,982) upon expiration of the initial term ending on April 30, 2026, to provide certain products and services as outlined in the contract documents and authorize staff to take all reasonable actions to finalize and execute said renewal.

Requested Action: Approve a one (1) year sole source renewal, in substantial form, for Tax B&C support for \$113,056, LRC support for \$113,056 and Cloud support for \$231,982, for a total amount of \$458,094 upon expiration of the initial term ending on April 30, 2026, to provide certain products and services, as outlined in the contract documents and authorize staff to take all reasonable actions to finalize and execute said renewal.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: Peter Purcell

Attachments: [PE - ROPOSED CONTRACT 90003935 FARRAGUT SYSTEMS INC - Farragut](#)
[Approved - Bid Waiver Request # 05849399](#)
[Farragut Systems, Inc. 90003935 FULLY EXECUTED - NCPTS and Cloud Ren](#)
[Guilford NCPTS Support Quote 2026-27 Revised Date](#)

6. [2026-118](#) TOWN OF SUMMERFIELD EASEMENT ENCROACHMENT
AGREEMENT & PERMANENT MAINTENANCE EASEMENT FOR
BANDERA FARMS PARK

Background: The Town of Summerfield is improving and expanding the Piedmont Greenway. This addition to the trail is designed to make a fully connected Piedmont Greenway that does not impair the existing floodway and wetlands to protect the watershed and provide sustainable recreation access. This easement application is in the watershed protection zone controlled/administered by Guilford County. The exact location of this area is 5448 and 5366 a Bunch road, Summerfield, Guilford County, North Carolina, being further identified as Guilford County parcel(s) identification number 149515 and 149332. Summerfield has applied to the U.S. Army Corp of Engineers under permit saw-2021-02015 and North Carolina's division of water resources under permit dwt#20251137 for approval to do site improvements within the watershed protection easement area. Summerfield has requested that Guilford County authorize Summerfield to encroach into the watershed protection easement for the purpose of grading and installation of improvements. Site area includes a total construction/permanent easement area of 1,501,924 sf (approx. 34 acres), with the permanent awarded easement consisting of 64,935 sf.

Requested Action: Authorize staff to enter into the requested easement, in substantial form, to the Town of Summerfield to allow installation and improvement of facilities located at located at 5448 and 5366 a Bunch road, Summerfield, Guilford County, North Carolina, and authorize staff to take all reasonable actions to finalize and execute said easement.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: Eric Hilton (Facilities)

Attachments: [PE 90260140 TOWN OF SUMMERFIELD 12-10-25](#)
[Exhibit A to Bandera Farms Easement \(1\)](#)

C. MISCELLANEOUS

1. [2026-100](#) 1ST QUARTER INVESTMENT REPORT

Background: North Carolina General Statute 159-30 authorizes the Finance Officer to invest idle funds of the County subject to restrictions and directions of the governing board as outlined in the Cash Management and Investment Policy. The adopted policy requires the Finance Officer to submit quarterly investment reports to the Board of County Commissioners. The report summarizes the investment activities in the most recent quarter and comments on anticipated investments in the next quarter. The report also includes a general description of the portfolio in terms of investment securities, maturities, yield and other features, and shows investment earnings for the quarter and fiscal year-to-date, including the weighted average yield to maturity. Finally, the report compares actual investment earnings with budgetary expectations and comments on actual and anticipated variances with the budget. Any areas of policy concern and suggested, or planned, revisions of investment strategies are addressed in the report.

Requested Action: Receive quarterly investment report.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: Donald Warn

Attachments: [Quarterly Investment Report for 09302025 - Final12292025_ADA](#)

2. [2026-122](#) REIMBURSEMENT RESOLUTION FOR TAX-EXEMPT INSTALLMENT FINANCING FOR CERTAIN CAPITAL EXPENDITURES

Background: The Board of Commissioners adopted the FY 2025-26 budget which included the purchase of county vehicles. The County will seek financing through a financial institution not to exceed \$7,167,000 with a repayment term of four years.

The FY26 financing is for the purchase of thirty-six (36) vehicles for Law Enforcement (or up to \$3,195,000), eight (8) ambulances for Emergency Services and one (1) remount box (or up to \$3,105,000), and sixteen (16) vehicles for County fleet (or up to \$867,000).

Requested Action: Adopt reimbursement resolution for vehicle financing.

Sponsors: Donald Warn

Attachments: [Reimbursement Resolution -Guilford 2026 Vehicle Financing 01.15.26](#)

3. [2026-107](#) TAX COLLECTION AND BEVERAGE LICENSE REPORTS FOR MONTH ENDING DECEMBER 31, 2025

Background: Attached is a tax collection report for the month ending December 31, 2025 required by NCGS 105-350(7) to be submitted by the tax collector to the governing body. The purpose of the report is to apprise the governing body of the progress of the tax collector in collecting taxes levied for the current fiscal year.

A list of beverage licenses issued for the month ending December 31, 2025 is attached for the purpose of providing the governing body the opportunity to exercise their authority to refuse to issue a license, as described in NCGS 105-113.71.

Requested Action: Accept and approve the tax collection report and beverage licenses issued for month ending December 31, 2025.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: Ben Chavis

Attachments: [401C All Guilford 12-31-2025.pdf](#)
[Bev 12-31-2025 Detail.pdf](#)

4. [2026-108](#) PROPERTY TAX REBATES AND RELEASES FOR MONTH ENDING DECEMBER 31, 2025

Background: A valid defense has been provided by the taxpayer that the tax imposed was invalid and met the criteria of North Carolina General Statute 105-325 and North Carolina General Statute 105-381, to be rebated or released for the amounts contained in the attached reports. Complete reports are maintained on file with the Clerk to the Board.

Requested Action: Accept and approve property tax rebates and releases for the month ending December 31, 2025.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: Ben Chavis

Attachments: [December 2025 NCVTS Pending Refund Report.pdf](#)
[December 2025 Rebates and Releases.pdf](#)

VII. PUBLIC HEARINGS

Proponents shall be heard first and shall be provided a total of twenty (20) minutes notwithstanding the number of persons desiring to be heard. Opponents shall be heard after the proponents and shall be provided a total of twenty (20) minutes notwithstanding the number of persons desiring to be heard. Each side will be allowed three (3) minutes in rebuttal.

A. [2026-112](#) PUBLIC HEARING TO ESTABLISH THE CENTRAL PIEDMONT FIRE PROTECTION SERVICE DISTRICT

Background:

SYNOPSIS: Properties that are currently within the Pleasant Garden Fire Protection Service District Overlay (“Pleasant Garden Service District”) and the properties within the Climax Fire Protection Service District Overlay (“Climax Service District”) will be consolidated to form the Central Piedmont Fire Protection Service District (“Central Piedmont Service District”). This action is the result of the voluntary merger between the Pleasant Garden Fire Department and the Climax Fire Department that was completed on July 1, 2025.

BACKGROUND: The Boards of Directors of the Pleasant Garden Fire Department and the Climax Fire Department contracted with a consultant to explore merger/consolidation beginning in 2023. Through a stepwise process, the decision to merge was approved and occurred effective July 1, 2025. Both non-profit corporations had separate legal representation throughout the process, and Guilford County was apprised of the progress. The final merger was approved by the respective Boards of Directors in late June 2025, but required this Report to be filed with the Clerk to the Board at least two (2) weeks before a public hearing with the Board of Commissioners following proper notice and letters mailed to all affected property owners at least four (4) weeks before a public hearing.

As structured, Guilford County agreed that Pleasant Garden Fire Department would be the surviving entity (DBA Central Piedmont Fire Department) and would absorb all assets, liabilities, and contracts previously held by Climax Fire Department, including the contract for fire protection in the Guilford County portion of their district. Due to the requirements of N.C.G.S. §153A, Pleasant Garden was asked to separate all revenues and expenditures for the respective districts and maintain them separately for FY 25-26. Once the new service district is established and taxing authority is granted in future fiscal years, this requirement can be waived.

MAP: A map showing the current boundaries of the Pleasant Garden Fire Protection Service District (attachment 1) and the Climax Fire Protection Service District (attachment 2) are attached, as well as the proposed boundaries of the Central Piedmont Fire Protection Service District (attachment 3).

STATUTORY REQUIREMENTS: The Pleasant Garden Service District and the Climax Service District adjoin and were established for substantially similar purposes, namely fire protection (to include emergency medical and rescue). The proposed consolidation of service districts meets the requirements of N.C.G.S. 153A-304(a) and was properly noticed to all impacted property owners.

PLAN FOR SERVICES: Fire protection services (to include emergency medical and rescue) for the area affected by the merger of district boundaries will be provided by the Central Piedmont Fire Department by existing contracts with Guilford County. Funding for these services will come from the special service district tax levied on the newly created Central Piedmont Service District. Automatic aid and mutual aid will be provided by other fire departments under contract with Guilford County.

CHANGES IN TAXABLE PROPERTY: **The properties of the existing Pleasant Garden Fire Protection Service District and the Climax Fire Protection Service District will be combined into a new district, named the Central Piedmont Fire Protection Service District.** Both of the existing Fire Services Districts have an existing tax rate of .2149 per hundred dollars of valuation, so no adjustments are requested.

Requested Action: Conduct a public hearing and adopt the proposed resolution, pursuant to N.C.G.S. 153A-304, to allow the creation of the Central Piedmont Fire Protection Service District from the voluntary merger of the Pleasant Garden Fire Protection Service District and the Climax Fire Protection Service District, and adopt the fire insurance district to match under N.C.G.S. 153A-233, effective July 1, 2026.

Budget Impact: **NO ADDITIONAL COUNTY DOLLARS REQUIRED**

Sponsors: Jim Albright/Matt Mason

Sponsors: Budget and Smith

Attachments: [Draft Notice and Map for Mailer](#)

[Report for the BOC on Central Piedmont Fire Department FINAL 12-25](#)

[Letter to the BOC on the PGFD and Climax merger 6-26-25](#)

[Resolution to unify SD for Climax and Pleasant Garden 1-15-26](#)

[GS 153A-304](#)

VIII. NEW BUSINESS

A. [2026-111](#) RECEIVE ANNUAL AUDIT REPORT PRESENTATION FROM CHERRY BEKAERT, LLP

Background: Cherry Bekaert, LLP completed the County's annual audit for FY 2025 on December 19, 2025 and is required to present the results to the Board within forty-five (45) days of completion.

Requested Action: Receive report from Daniel Gougherty of Cherry Bekaert, LLP regarding the results of Guilford County's FY 2025 annual audit.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: Donald Warn, Chief Financial Officer / Daniel Gougherty, Engagement Partner with Cherry Bekaert, LLP

- B. [2026-124](#) AUTHORIZE STAFF TO UTILIZE THE DESIGN-BUILD CONSTRUCTION CONTRACT METHOD FOR CONSTRUCTION OF A KITCHEN ANNEX AT THE HIGH POINT DETENTION FACILITY

Background:

In July of 2024 the Sheriff's office made Facilities aware of drainage issues that were impacting their operation. Subsequent exploration of the issue revealed that several drain lines in the kitchen and laundry area had partially or fully collapsed. Given the age of the lines and service conditions, this is not an unusual occurrence.

Facilities hired an engineering firm to evaluate the replacement options and continue with exploratory work to define the extent of the problem. This effort continued into 2025. By April of 2025, staff had a set of engineered drawings outlining what it would take to replace the lines in place. The engineer offered an estimate of probable cost near \$2 million. After consulting with construction contractors, staff believed this estimate to be low. The replacement as built would likely cost \$2.5 million and would require a full shutdown of the jail due to the intrusive nature of the repair. The drain lines are located 4 feet deep under the slabs and grade beams of the structure. Extensive amounts of concrete cutting and repair will be required, which would require full access of the first floor by the construction firm.

After consulting with the Sheriff's office staff, Facilities proposed that an equally cost-effective and less intrusive option would be to build an annex adjacent to the existing kitchen, external to the building walls. The annex would share a wall with the existing structure and an opening would be cut in the exterior wall to connect the structures. This would allow an expansion of space for the kitchen operations, would run new drain lines to connect to the existing sewer and would not require a full space closure. The Sheriff's office agreed that a kitchen annex would solve existing operational issues, provide a better long-term solution and would involve much less risk to the operation of the detention center during construction.

Due to the nature of the work, a design-build approach would provide the shortest timeline and lowest cost. The recommendation and justification to utilize the design-build delivery method is attached.

Given the risk of encountering unforeseen site issues and complex issues of construction in a secure environment staff recommends the design-build delivery method as the most appropriate construction contracting approach for this project. This method enables the County to work with a design and construction firm simultaneously, providing flexibility to address evolving needs and conditions quickly. This method helps control costs, manage risks, and delivers the best possible result within the financial and time constraints of the project.

Pursuant to N.C. G.S. 143-128.1A, to use design-build procurement, the County must demonstrate that this method is appropriate by addressing six statutory factors. Each is outlined below for the Board's consideration:

- 1. County Ability to Define the Project in the Request for Qualifications (RFQ)**
- 2. Time Constraints**
- 3. Ensuring Project Quality**
- 4. Availability of Qualified Staff**
- 5. Historically Underutilized Business and Small Business Participation**
- 6. Cost-Benefit Analysis**

The attached memo details responses to these questions which meet the statutory requirements for Board consideration.

The design-build method presents several advantages over traditional design-bid-build:

Accelerated Schedule: The integrated design and construction process reduces project duration by allowing concurrent activities-crucial for restoring operations quickly.

Reduced Budget Risk: With unknown existing conditions (e.g., soils, site, security issues), design-build minimizes costly change orders by enabling the construction partner to provide input during design.

Constructability and Value: Real-time collaboration results in practical design decisions that improve efficiency, reduce waste, and

lower costs

Requested Action: Pursuant to N.C.G.S. 143-128.1A, authorize staff to utilize the Design-Build Construction Contract method for the High Point Jail Annex based on the project needs outlined above.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: Eric Hilton (Facilities)

Attachments: [HP Kitchen Annex Design-Build Recommendation](#)

C. [2026-106](#) GUILFORD COUNTY SCHOOLS (GCS) CAPITAL PROJECT
AMENDMENT: NORTHWOOD ELEMENTARY SCHOOL

Background:

Guilford County voters have approved a total of \$2.0 billion in school bond referendums to address school capital needs identified through a comprehensive facilities master plan jointly developed by the Guilford County Board of Education and Guilford County Board of Commissioners. Due to current and projected declining enrollment, the Katherine G. Johnson project has been paused, and transfer of a portion of its remaining approved ordinance funds to the Northwood Elementary project is recommended by district staff. This reallocation will provide sufficient resources to begin the design phase services and procure early-release work at Northwood Elementary.

On December 9, 2025, the Guilford County Schools Board of Education (BOE) approved realigning \$7,500,000 in funds from Katherine G. Johnson K-8 School to Northwood Elementary. The revised project ordinance for Katherine G. Johnson with the noted reduction is \$51,836,545. The revised project ordinance for Northwood Elementary with the noted increase is \$12,259,348.

Requested Action: Authorize staff to take any and all necessary actions to amend project ordinances associated with the \$7,500,000 readjustment or adopt necessary project ordinances.

Budget Impact:

School Capital Outlay Fund

Katherine G Johnson K-8 School

\$7,500,000 decrease to capital project

\$7,500,000 decrease in Other Revenue (Bond Proceeds)

Northwood Elementary

\$7,500,000 increase to capital project

\$7,500,000 increase in Other Revenue (Bond Proceeds)

Sponsors:

Dr. Whitney Oakley, GCS Superintendent (Dr. Julius Monk)

Attachments:

[GCS Letterhead Bond Ordinances Request BOCC September Northwood](#)

[BOE Project Authorization Northwood 12182025](#)

[Northwood Elementary - 26.01.15 - AMEND](#)

[Katherine G Johnson K-8 School - 26.01.15 - AMEND](#)

**IX. APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS
AND COMMISSIONS.**

A. [2026-109](#) EXCEPTION REAPPOINTMENTS TO VARIOUS BOARDS & COMMISSIONS

Requested Action: Consider and approve the following exception reappointments to various boards & commissions:

Guilford County Board of Equalization & Review

Reappoint Willie A. Johnson to 5th term in a Regular position
(March 6, 2026 - March 5, 2029)

Reappoint Mary W. Skenes to 4th term in a Regular position (March 6, 2026 - March 5, 2029)

Reappoint Bruce Thames to 5th term in a Regular position (March 6, 2026 - March 5, 2029)

Guilford County Historic Preservation Commission

Reappoint Sean Dowell to 3rd term as Gibsonville Designee
(February 1, 2026 - January 31, 2030)

Guilford County Parks & Recreation Commission

Reappoint Carl W. Brower, Jr. to 3rd term as BOCC District 7 Designee (February 6, 2026 - February 5, 2029)

Guilford County Planning Board

Reappoint Jason R. Little to 5th term as BOCC District 4 Designee
(October 18, 2025 - October 17, 2028)

Sponsors: Robin Keller

Attachments: [12.05.25 Reapp WJohnson Redacted](#)
[County Letterhead Willie Johnson](#)
[12.05.25 Reapp MSkenes Redacted](#)
[County Letterhead Mary Skenes](#)
[12.07.25 Reapp BThames Redacted](#)
[County Letterhead-Bruce Thames](#)
[11.25.25 Bio SDowell Redacted](#)
[11.25.25 Reapp SDowell Redacted](#)
[11.17.25 Reapp CBrower Redacted](#)
[11.17.25 Resume CBrower Redacted](#)
[08.09.25 Reapp JLittle Redacted](#)

X. COMMISSIONER LIAISON REPORTS

XI. COMMENTS FROM COUNTY MANAGER / INTERIM COUNTY ATTORNEY

- A. [2026-113](#) RECEIVE FY26 BUDGET PERFORMANCE REPORT THROUGH NOVEMBER 2025

Background: Budget and Management Services prepares a Budget Performance Report as part of our monthly budget monitoring. These reports are intended to show the current status of the county's actual expenditures and revenues compared to budgeted amounts and identify areas of concern that may require additional staff and/or board action.

At this time, staff is providing the report to the Board for reference only. No additional action is needed.

Requested Action: Receive FY2025-26 Budget Performance Report through November.

Sponsors: Toy Beeninga

Sponsors: Budget and Smith

Attachments: [FY2026 Budget Performance Report - November](#)
[FY26 November BPR Presentation](#)

XII. COMMENTS FROM COMMISSIONERS

XIII. HOLD CLOSED SESSION PURSUANT TO N.C.G.S. §143-318.11 FOR THE PURPOSE OF CONSULTING WITH THE COUNTY ATTORNEY.

XIV. ADJOURN

*THE NEXT REGULAR MEETING OF
THE GUILFORD COUNTY BOARD OF COMMISSIONERS
WILL BE HELD FEBRUARY 5, 2026 AT 5:30PM IN THE
COMMISSIONERS MEETING ROOM,
OLD COUNTY COURTHOUSE
301 W. MARKET STREET, GREENSBORO NC 27401.*