

**MINUTES OF BOARD OF COUNTY COMMISSIONERS
OF GUILFORD COUNTY
WORK SESSION**

Greensboro, North Carolina
November 20, 2025

The Board of County Commissioners met in a duly noticed Work Session on November 20, 2025 at 5:30PM, in the Carolyn Coleman Meeting Room, 301 W. Market St., Greensboro; North Carolina

PRESENT: Chairman Melvin “Skip” Alston, presiding; Vice Chairwoman J. Carlvena Foster; Commissioners Kay Cashion, Brandon Gray-Hill, Carly Cooke, Pat Tillman, and Alan Perdue.

ABSENT: Commissioner Mary Beth Murphy, Commissioner Frankie Jones, Jr.

ALSO PRESENT: County Manager Victor Isler; Interim County Attorney Matt Mason; Clerk to the Board Robin Keller; Chief Deputy Clerk to the Board Ariane Webb; Deputy Clerk to the Board T’ebony Rosa; Assistant County Manager Natalie Craver; Assistant County Manager Erris Dunston; Facilities Manager Eric Hilton; members of staff, media, and the public. Virtual participation was made available to members of the public and media partners.

I. WELCOME AND CALL TO ORDER

Chairman Alston welcomed those present and called the meeting to order at 3:34 p.m.

II. NEW BUSINESS

**A. PRESENTATION FROM PIEDMONT TRIAD REGIONAL WATER
AUTHORITY – REGIONAL WATER STUDY**

Chairman Alston recognized County Manager Victor Isler.

County Manager Isler spoke to strategic growth regarding infrastructure. He highlighted conversations over the past 90 days over regional water and wastewater concerns. He urged consideration to think of the next decade of growth. He recognized Piedmont Triad Regional Water Authority (PTRWA) Executive Director Greg Flory and Raftelis Consultant Darrin Thomas.

PTRWA Executive Director Flory introduced the agenda item and described its current state as a wholesale entity. He identified PTRWA members. He spoke to wastewater demands and provided an overview of the afternoon's agenda.

PTRWA Executive Director Flory spoke to an illustrious diagram of the Haw and Deep Rivers. He explained that the challenge is having a finite amount of this resource to meet growing demand. He displayed a map depicting the geographic composition of the Carolina Core from Guilford to Johnston Counties. He noted the Jordan Rules and nutrient limits on the water shed.

PTRWA Executive Director Flory noted the following: (1) Rapid growth and strain due to significant economic development, (2) Regulatory Compliance of new EPA standards for (PFOA/PFOS), (3) Utility Distress creating a cycle of deferred maintenance due to limited financial resources and lack of economies of scale, and (4) State Fatigue due to the continuous loan/grant issuance cycle. He urged determining long-term solutions.

PTRWA Executive Director Flory shared HB 259 towards regional cooperation. He highlighted approximately \$1.96B in appropriations. He opined the true future need for a large, regional area. He noted the 2023 Department of Environmental Quality (DEQ) mandated study and an Infrastructure Concept Plan completed within 6 months. He shared predicted economic growth and available utility capacity over a 5-county region is approximately \$10B+ of predicted needs. He stated that there is no adequate capacity to meet needs such as Greensboro.

PTRWA Executive Director Flory provided a PTRWA historical overview and composition structure. He shared bylaws and charter authorities. He noted that the water treatment plant capacity is 14.7 million gallons a day (MGD). He shared that capacity is currently allocated amongst existing members. He explained that the PFAS and dioxane removal costs \$150-200M.

PTRWA Executive Director Flory explained that PTRWA can stay a wholesale provider or fit in as a larger solution to the wastewater challenges. He noted strategic priorities include convening stakeholders, developing comprehensive solutions, and leveraging economies of scale.

PTRWA Executive Director Flory highlighted the Master Plan. He shared that Asheboro has challenges with nutrient limits and discussed whether that city is a potential PTRWA member. He shared how the PTRWA can best help the region's needs. He noted refinement of the 421 Study and redefined water needs, financial impacts, and options for governance to develop capacity solutions. He discussed findings when the Master Plan is completed. He shared that the technology demands more treatment and employees need to know more about the industry. He described the projected builds out to 2050. He discussed that we must work together to be most cost effective. He further discussed recommendations to include (1) Moving forward with an expanded level of regionalization, (2) Feasibility of doing so will require Federal/State funding support, (3) A strong and united coalition of municipal stakeholders will be critical, and (4) A new or modified integrated regional cooperation framework will be required.

PTRWA Executive Director Flory spoke to implementation success to include clear communications with each utility, detailed financial and engineering studies, and developing immediate processes. He spoke to equitable representation and to local advocacy. He noted the

political influence and levels of support for regional cooperation. He shared a historical overview of Guilford County participation.

Raftelis Consultant Darrin Thomas spoke to being in a better position to participate in water availability. He shared a timeline of when relationships went sideways when the interlocal agreement (ILA) trust funds between Guilford County, the City of Greensboro, and other municipalities were severed.

PTRWA Executive Director Flory spoke to participation going forward with the steering committee, revisiting historical ILAs, and consider future alternatives for financial participation. He noted possible investments into the PTRWA either with dues payments or direct funding. He proposed a revision to the governance framework to overcome some challenges.

PTRWA Executive Director Flory concluded the presentation by explaining next steps to include (1) Shifting from analysis to implementation, (2) Maximizing stakeholder awareness, (3) Building desire and support to strengthen municipal coalition, (4) Developing a new PTRWA Master Agreement to incorporate and reformulate membership, (5) Preparing PER to being addressing most pressing regional challenges, and (6) Obtaining support at the State and Federal level.

Commissioner Cashion questioned the 2025 capacity at 75-80%.

PTRWA Executive Director Flory confirmed that regulating wastewater at 80% requires plans for increasing capacity. He shared that Greensboro is at 74% and High Point is close to expansion. He noted that High Point needs a plan in place for the next 2 years and PTRWA is actively involved.

Commissioner Tillman thanked PTRWA and county staff for the presentation. He questioned county capacity needs. He recalled a situation where Concord/Kannapolis had to stop economic development due to a lack of capacity.

PTRWA Executive Director Flory confirmed 2035 is a plausible estimate of when capacity challenges can impede economic development (ED).

Commissioner Tillman questioned whether Randolph County's funding model was through the general fund or a bond.

PTRWA Executive Director Flory confirmed general fund expenditures.

Raftelis Consultant Thomas spoke to Randolph's challenges as a grant-eligible entity for appropriations.

Commissioner Tillman questioned the trust fund.

Raftelis Consultant Thomas shared a historical trajectory that had funds based on a percentage of revenue. He noted that the county can be re-engaged where a trust fund is plausible.

Commissioner Tillman questioned the Master Plan's launch timeline.

PTRWA Executive Director Flory confirmed the January meeting for possible approval.

Commissioner Perdue expressed appreciation for the forward-thinking approaches. He urged broadband as a critical need to support ED. He noted the benefits of combining connectivity and alternative solutions in smaller pockets. He shared that he can offer infrastructure information.

Commissioner Cooke questioned urgent capacity regional needs. She sought clarification regarding the summary of \$3B costs for capacity or whether it included connectivity.

PTRWA Executive Director Flory confirmed DEQ is capacity-driven and the numbers in the Master Plan include some connectivity challenges.

Commissioner Cooke questioned the break-even point.

Raftelis Consultant Thomas confirmed that the cost boils down to depreciated value over a 75-year time frame. He urged consideration of a large-diameter pipe running from Randolph to Greensboro and to Asheboro is a tremendous cost.

PTRWA Executive Director Flory stated that this can be addressed in the PER.

Chairman Alston requested that the manager provide a summary.

County Manager Isler expressed appreciation to PTRWA for providing guidance with recommendations regarding alignment with various municipalities to have connectivity.

PTRWA Executive Director Flory confirmed there are 4 recommendations in the Master Plan that determine the next steps for collaborators.

County Manager Isler spoke to exploring recommendations and to discussing the best return on investment (ROI).

Chairman Alston emphasized a need to see how the county can be a participant.

B. COUNTY SPACE NEEDS PRESENTATION

County Manager Isler spoke to the space needs study and to evaluating our space. He recognized Facilities Director Eric Hilton.

Director Hilton spoke to space study data for capacity and space planning that was helpful during the Greene Street incident. He noted that they are actively using data provided by CPL Architects and will use this in the 10-year capital plan. He recognized CPL team members: Vice President National Community & Culture Practice Leader Rachel Nilson, Senior Architectural Designer Chelsea Handen, and Chief Administrative Officer Ken Mayer.

Nilson spoke to a timeline of work since 2023. She shared a by-the-numbers overview for Guilford County, Downtown Greensboro, Greensboro Health, Downtown High Point, and court spaces in both Greensboro and High Point.

Handen noted a county-wide space analysis to determine how spaces were used. She spoke to tailored space-utilization recommendations for Downtown Greensboro services and the Greensboro Health Campus.

Nilson noted the space use trends in and out of North Carolina and within the public and private sectors. She spoke to shared private spaces (phone booths), to 'hoteling' (unassigned desks), to consolidated shared space (co-located departments), to smaller office sizes (trends), and to co-location (multiple department collaborations). She noted public space on the first floor with private office space on the second and upper floors.

Nilson highlighted pressing capacity needs in the county with growing departments. She spoke to citizen surveys and employee surveys, building condition assessments with the top 10 largest capital repair costs, major MEP needs, and major architectural facility needs.

Nilson shared property recommendations to include (1) relocating EMS to a new facility and consider selling EMS Base 1, (2) relocating Facilities and the Board of Elections to a new building and consider selling the North Raleigh location, (3) discontinue use of the prison farm and integrate the dormitory with the P&R Master Plan, (4) consider selling the LifeSpan facility since the space is primarily storage, (5) relocating LINKS to a non-County property and consider demolition, and (6) entertain Southwest Park Residential House's offer to purchase.

Mayer shared the county's vision, planning, and highlighted common threads within 15 years. He noted the 4 recommendations with possible scenarios.

Commissioner Tillman questioned whether school buildings were factored into this study, since the administrative building is now vacant.

County Manager Isler confirmed the county's right of first refusal. He shared the creation of an interlocal agreement (ILA) in the indebtedness of newer property interests. He referenced the Laughlin property that offsets debt.

Commissioner Cashion questioned the lack of reference to mental health buildings on Third Street and whether they were considered.

Nilson confirmed reviewing those sites. She noted that there are no high-priority recommendations for expansion or consolidation. She shared that they looked at everything except the jails.

Director Hilton confirmed no review on newer buildings such as Behavioral Health Urgent Care (BHUC) and Animal Services with specific purposes. He looked at administrative space within the detention facilities, with the idea of pulling core services to one location.

Commissioner Cashion questioned juvenile detention.

Director Hilton confirmed that the county owns the juvenile detention facility.

County Manager Isler confirmed data to demand a wing expansion, and will share that data.

Commissioner Perdue gave a historical overview of operational efficiencies to meet the public's needs for parking and access, doing a better job of accessibility, and stopping the siloed effect.

Commissioner Cooke questioned online permitting, the capacity of paper storage, and whether 20% is the standard.

Director Hilton confirmed an online permitting process.

County Manager Isler spoke to starting the work in 2022 and to a need to develop a digitization protocol.

Nilson urged consideration regarding equipment storage, along with conducting employee surveys during 2 departmental meetings.

Commissioner Cashion described public health building suggestions to expand Maple Street.

Nilson confirmed expansion or a second building on the site.

County Manager Isler spoke to next steps for staff to develop options and funding strategies to address deferred county capital and space optimization to include (1) Address temporary space needs for displaced staff at Katie S. Cashion Center (18-24 months), (2) Establish a space place for Probation and Parole per statute, (3) Secure greatest ROI on deferred maintenance and use of capital, (4) Evaluating centralizing staff and services to support user and staff efficiencies and optimize space use, and (5) Develop a capital improvement plan in alignment with best practices. He highlighted repurposing existing space for staff and bringing that to scale at a future meeting.

III. OTHER BUSINESS

There was no other business on this agenda.

IV. ADJOURN

There being no further business, the work session was adjourned by unanimous consent at 5:16 p.m.

Melvin "Skip" Alston
Chairman

Robin Keller
Clerk