

**MINUTES OF BOARD OF COUNTY
COMMISSIONERS
OF GUILFORD COUNTY**

Greensboro, North Carolina
October 2, 2025

The Board of County Commissioners met in a duly noticed regular meeting on October 2, 2025 at 5:30 p.m., in the Commissioners' Meeting Room, 301 W. Market St., Greensboro, North Carolina.

PRESENT: Chairman Melvin "Skip" Alston, presiding; Vice Chairwoman J. Carlvena Foster, Commissioners Brandon Gray-Hill, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, and Alan Perdue.

ABSENT: None.

ALSO PRESENT: County Manager Victor Isler; County Attorney Andrea Leslie-Fite; Clerk to Board Robin Keller; Deputy Clerk to Board T'ebony Rosa; Assistant County Manager Erris Dunston; Tax Director Ben Chavis; Social Services Director Sharon Barlow; Guilford County Assistant Superintendent of Business and Operations Dr. Julius Monk; members of staff, media, and the public. Virtual participation was made available to members of the public and media partners.

Chairman Alston introduced Terrence Thomas, United States Army Veteran, who would lead the Pledge of Allegiance following the invocation.

I. INVOCATION

Board Chaplain Ben Chavis offered the invocation.

II. PLEDGE OF ALLEGIANCE

Mr. Thomas led those present in the Pledge of Allegiance.

III. WELCOME AND CALL TO ORDER

Chairman Alston called the meeting to order at 5:43 p.m.

IV. SPEAKERS FROM THE FLOOR

1. David Gilbert, Greensboro resident, spoke in support of Guilford Clean Power Now and the Go Green Guilford Campaign. He spoke in support of the County moving to clean operations by 2050.

2. Kristin Bjorgo spoke to green government standards that could improve cost savings in building operations as well as transportation. She spoke to modifications in Cumberland County and urged movement to sustainable practices.
3. Caroline Cook, District 3 representative, spoke in support of Greene Energy improvements for County Government. She spoke to the impacts of climate change and urged the board to think globally and act locally.
4. Beverly Cea, Guilford County Clean Power Now, voiced support for clean energy, renewable resources, and reducing our carbon footprint.
5. Sondra White, current reigning Ms. Senior Guilford County, spoke for a need to have stronger penalties for those who prey on our older residents and help remove barriers for seniors in reporting crimes against seniors. She shared that additional resources such as a senior crimes hotline would add to our designation for an Age Friendly community.
6. Wade McCourkle noted that cats were abandoned near his property.
7. George Hartzman spoke to information shared regarding bus passes being purchased by Downtown Greensboro, Inc. He spoke to the program that is contracted by a third party to transport homeless individuals out of the city, asserting a lack of oversight as to the outcomes.
8. Gail Dunham shared that she is advocating to support preserving her well. She spoke in opposition to co-mingling wells.
9. William Menius shared that he is in support of Greensboro Clean Power and of electric vehicles because of the savings they bring. He shared that an electric motor is 80-90% efficient. He spoke to the reduced emissions and the value of adding electric vehicles to the county fleet.
10. Crystal Dixon, Wake Forest University Associate Professor, spoke to the disproportionate rates in the deaths of African American infants in Guilford County. She noted that Guilford County's infant mortality rate is surpassing the rates at the state and national levels. She recognized Chairman Alston and Vice Chairwoman Foster for their support on this serious health crisis.

V. **PRESENTATIONS**

A. 2025-228 PROCLAIM OCTOBER AS CYBER SECURITY AWARENESS MONTH IN GUILFORD COUNTY

Proclaim October as Cyber Security Awareness Month.

Legislation Text

Commissioner Perdue recognized Representative John M. Blust, who is with us tonight.

Commissioner Perdue welcomed Information Technology Chief Information Officer Peter Purcell and members of his team.

Commissioner Perdue read the proclamation declaring Cyber Security Awareness month.

Chief Information Security Officer Jeff McCartney thanked the Board of Commissioners for bringing awareness of the importance of cyber security. He noted that last year over North Carolina over 6.6 million residents were impacted by a data breach. He shared his pride in representing a talented and dedicated team that works to safeguard the sensitive information of our residents and businesses across Guilford County. He shared that they will begin community outreach efforts during the month of October.

B. Proclaim September 15-October 15 2025 as National Hispanic Heritage Month in Guilford County

Commissioner Jones shared that it was his honor to read the proclamation. He noted that this is the 36th anniversary of celebrating National Hispanic Heritage Month.

VI. CONSENT AGENDA

Chairman Alston introduced the consent agenda and noted the addendum agenda. He opened the floor for any items to be pulled for separate consideration. Hearing none, he entertained a motion.

Motion was made by Commissioner Kay Cashion, and seconded by Vice Chairwoman J. Carlvena Foster, to adopt the consent and addendum agendas.

VOTE: Motion carried 9 - 0
AYES: Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Pat Tillman, Frankie T. Jones, Jr., Kay Cashion, Carly Cooke, Mary Beth Murphy, Brandon Gray-Hill
NOES: None

Note: Approval of the Addendum Agenda added the following:

- *New Business: Item 2025-424 GUILFORD COUNTY SCHOOLS (GCS) CAPITAL PROJECT AMENDMENT: SUMNER ELEMENTARY*

A. MISCELLANEOUS

1. 2025-342 APPROVAL OF MINUTES

Consider and approve the following draft meeting minutes:
Work Session - September 4, 2025
Regular Meeting - September 4, 2025
Work Session - September 18, 2025

Regular meeting - September 18, 2025

[Legislation Text](#)

[dmwsx090425](#)

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[dmx091825](#)

VII. PUBLIC HEARINGS

A. 2025-403 HOLD PUBLIC HEARING TO RECEIVE PUBLIC COMMENT REGARDING THE 2026 SCHEDULE OF VALUES, STANDARDS AND RULES FOR GUILFORD COUNTY'S 2026 REAL PROPERTY TAX REAPPRAISAL

Hold public hearing to receive public comments regarding the 2026 Schedule of Values, Standards and Rules for Guilford County's 2026 real property tax reappraisal.

[Legislation Text](#)

[2026 Schedule of Values.pdf](#)

Tax Director Ben Chavis introduced the agenda item. He noted that in accordance with North Carolina General Statute §105-317 we are here tonight to hold a public hearing.

Tax Director Chavis noted that the Schedule of Values (SOV) is a manual providing standardized rates, value ranges, and guidelines used to determine the market value of properties. He noted that the NC statutes mandate an evaluation at a minimum every eight (8) years. The SOV must be accepted and approved by the Board, must be publicly advertised, and public input must be received. He noted the webpage to support the reappraisal process that also offers community input and shared scheduled community meetings.

Chairman Alston opened the floor for the public hearing welcoming first proponents. There being none, he opened the floor for opponents.

1. Bronni Vanderwerker, Summerfield resident, noted that revaluations are often equated to a tax increase. She expressed concerns with the 2022 valuation that was followed by tax increases. She urged the Board to move to revenue neutral. She shared her support of the sales tax if it would ensure that everyone must pay the same things. She urged the Board to move to revenue neutral.

2. Billy Queen provided a law enforcement perspective and shared that raising taxes leads residents to turn to crime to feed their families and maintain their homes.

3. Ken Orms shared that he felt 2022 was not a properly completed appraisal. He spoke to House Bill 539 (Revenue Neutral Rate Required) and urged residents to support it.

4. George Hartzman shared that his property tax rate is up by 43%. He voiced concern regarding tax increases.

5. Dave Sater thanked the Board for trying to make Guilford County more livable and prosperous. He spoke to tax increases of 40-50% in the last several years. He shared that Guilford County has the largest tax rate. He noted differences between Guilford County, Wake and Mecklenburg.

6. Jeannette Davidson-Mayer explained that last year, the United Way of Greensboro conducted a survey and revealed that the poverty rate of children in Greensboro is 32%. She noted the daily cost of supporting unhoused individuals at \$97 per day. She noted that it seems that we not helping those who own homes but rather the unhoused and are making it so more individuals lose their homes. She spoke to those who receive funding from the County to submit annual audits to show our taxpayers where their funding is going.

7. Speaker, real estate broker, shared that our founding fathers believed that liberty was found through ownership so that you could enjoy the fruits of your labor. She urged the Board to consider the disadvantage of locals living in NC competing with those from out of state moving here and competing for housing. She noted that we have over-inflated property values due to those coming from out of state. She spoke in support of small government.

There being no additional opponents, Chairman Alston closed the public hearing.

Chairman Alston noted that the Board will vote on the matter at our next regular meeting on October 16, 2025.

B. 2025-405 PUBLIC HEARING ON FY 2026-27 5310 ENHANCED MOBILITY FOR SENIORS AND INDIVIDUALS WITH DISABILITIES GRANT APPLICATION AND APPROVAL OF APPLICATION

Conduct required public hearing to assess the value and need for a community transportation system, and upon conclusion, adopt the authorizing resolution and approve submission of the 5310 Enhanced Mobility for Seniors and Individuals with Disabilities grant application.

[Legislation Text](#)

[FY27 5310 Application - Operating](#)

[FY27 LocalShareCertification](#)

[FY27 Program Resolution](#)

[FY27 Public Hearing Notice](#)

[FY27 Public Hearing Outreach](#)

[FY27 Public Hearing Record](#)

[Signed FY27 TAMS Support Letter](#)

Social Services Department Director Sharon Barlow noted that the Transportation Department has submitted grant applications to be submitted. She noted that these funds will support an estimated 10K rides as assistance for the elderly and disabled.

Chairman Alston opened the floor for the public hearing and welcomed proponents. Hearing none, he opened the floor to opponents. Hearing none, he closed the public hearing.

Motion was made by Commissioner Mary Beth Murphy, and seconded by Commissioner Kay Cashion, to conduct the required public hearing to assess the value and need for a community transportation system, and upon conclusion, adopt the authorizing resolution and approve submission of the 5310 Enhanced Mobility for Seniors and Individuals with Disabilities grant application.

VOTE: Motion carried 9 - 0

AYES: Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Pat Tillman, Frankie T. Jones, Jr., Kay Cashion, Carly Cooke, Mary Beth Murphy, Brandon Gray-Hill

NOES: None

C. 2025-406 PUBLIC HEARING ON FY 2026-27 5311 COMMUNITY
TRANSPORTATION ADMINISTRATION GRANT APPLICATION AND
APPROVAL OF APPLICATION

Conduct required public hearing to assess the value and need for a community transportation system, and upon conclusion, adopt the authorizing resolution and approve submission of the 5311 Community Transportation Program grant application.

[Legislation Text](#)

[FY 27 5311 Admin Budget](#)

[FY27 LocalShareCertification](#)

[FY27 Program Resolution](#)

[FY27 Public Hearing Notice](#)

[FY27 Public Hearing Outreach](#)

[FY27 Public Hearing Record](#)

[FY2027 5311 Admin-Operating Program Overview](#)

[Grant Pre-Approval](#)

[Signed FY27 TAMS Support Letter](#)

Department Director Barlow introduced the 5311 Grant Application agenda item.

Chairman Alston opened the floor for the public hearing and welcomed proponents. Hearing none, he opened the floor to opponents. Hearing none, he closed the public hearing.

Motion was made by Commissioner Kay Cashion, and seconded by Commissioner Mary Beth Murphy, to conduct the required public hearing to assess the value and need for a community transportation system, and upon conclusion, adopt the authorizing resolution and approve submission of the 5311 Community Transportation Program grant application.

VOTE: Motion carried 9 - 0

AYES: Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Pat Tillman, Frankie T. Jones, Jr., Kay Cashion, Carly Cooke, Mary Beth Murphy, Brandon Gray-Hill

NOES: None

[VIII. NEW BUSINESS](#)

**A. 2025-408 GUILFORD COUNTY SCHOOLS (GCS) CAPITAL PROJECT
AMENDMENTS: CAPITAL RENOVATIONS**

Consider request from Guilford County School's Board of Education to amend capital project ordinances and if approved, authorize staff to take any and all necessary actions to amend project ordinances or adopt necessary project ordinances; and approve associated budget amendments.

[Legislation Text](#)

[25.10.2 - GCS Bond Projects Summary](#)

[GCS Letterhead Bond Ordinances Request BOCC September 2025](#)

[GCS Letterhead Bond Ordinances Request BOCC September 2025 Sumner](#)

[GCS Letterhead Bond Ordinances Request BOCC September 2025
Comprehensive Deferred Transfer](#)

Guilford County Assistant Superintendent of Business and Operations Dr. Julius Monk introduced the agenda item.

Commissioner Foster clarified Oak Hill Elementary and questioned the project.

Assistant Superintendent Dr. Monk shared that he was unsure what project it was but likely for HVAC.

Commissioner Foster questioned if it would be this year.

Commissioner Jones requested that moving forward to have presentations for the individual projects on public display.

Motion was made by Commissioner Mary Beth Murphy, and seconded by Vice Chairwoman J. Carlvena Foster, to adopt the request from Guilford County School's Board of Education to amend capital project ordinances and if approved, authorize staff to take any and all necessary actions to amend project ordinances or adopt necessary project ordinances; and approve associated budget amendments.

VOTE: Motion carried 9 - 0

AYES: Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Pat Tillman, Frankie T. Jones, Jr., Kay Cashion, Carly Cooke, Mary Beth Murphy, Brandon Gray-Hill

NOES: None

**B. 2025-424 GUILFORD COUNTY SCHOOLS (GCS) CAPITAL PROJECT
AMENDMENT: SUMNER ELEMENTARY**

Approve request from the Guilford County Board of Education to amend capital project ordinance for Sumner Elementary to increase the project by \$59,145,457, funded with an increase in bond proceeds totaling \$59,145,457.

[Legislation Text](#)

[Sumner Elementary - 25.10.2 - AMEND](#)

[GCS_Letterhead_Bond Ordinances Request_BOCC_September 2025_Sumner](#)

Assistant Superintendent Dr. Monk noted that the project was bid for the remaining of the total cost of the project for \$69M.

Chairman Alston noted that staff have begun reviewing construction comparative costs.

County Manager Victor Isler noted that current costs in Wake County averaged \$531 per square foot for the construction cost and Sumner is \$579. He explained that there is some agreement that we need to look at further to understand these figures to do a full comparative analysis. He shared that with the initial consideration there is an 11% differential.

Assistant Superintendent Dr. Monk noted that our actual cost per square foot is \$403 per square foot, and the figures from NC Department of Public Instruction (DPI) figures are budgeted numbers and not bid numbers.

Chairman Alston noted that there were concerns as to why our costs were different than those in Wake County.

Commissioner Murphy noted that the actual cost is \$403, she questioned the discrepancy between that value and the \$479.

Assistant Superintendent Dr. Monk noted that the last time the NCDPI posted actual costs was in February 2022. He noted that even within Wake County there are some discrepancies within their own construction between their projects. He noted that there are always nuances when you are looking at costs per square footage. Wake County has different ordinances and there are variations between counties making that figure an inconsistent tool.

Commissioner Murphy questioned the square footage of Sumner Elementary.

Assistant Superintendent Dr. Monk confirmed 115K square feet.

Commissioner ooke thanked Dr. Monk for sharing how the process works as we continue to work as partners on the long road. She requested that we continue to try and find ways to ensure that we are doing the best that we can to find ways to improve. She thanked staff for their continued collaboration. She noted that as representatives we hear often in the community that there is disappointment that we are not going to be able to address as many schools as we had hoped and this conversation that we are having is good to have in transparency.

Assistant Superintendent Dr. Monk noted that while we are moving forward with an ordinance for a new school, we are working on this same agenda to return funds due to cost savings.

Commissioner Perdue noted that as one who attended Sumner he is not debating the need. He shared that a shared goal is to build cost-effective schools. He hopes there is some additional transparency and clarity as to how we build future schools is important. He stated that the questions he receives are why does it cost more for us to build schools than anywhere else. He noted another question is how do we help the public to better understand the cost model and what goes into a school. He shared that we can build good quality buildings without being a Taj Mahal, and we can build good, purposeful buildings. He shared that the more clarity we can bring to that will offer better outcomes to the community. He shared that he appreciates answering the questions and he will continue to dig into the costs.

Commissioner Tillman shared that with the DPI numbers, are we talking about the most accurate and up-to-date data.

Assistant Superintendent Dr. Monk noted the posted data was current as of 2022, and reported that the County was able to contact DPI directly to get more current figures from the designers. He shared the figures they have provided were based on the bids.

Commissioner Tillman questioned the GMP, which is a guaranteed maximum price and it appears that there is no longer a guarantee or a maximum price.

Assistant Superintendent Dr. Monk noted that the spending plan and allocation plan were not to provide the entire budget at one time.

Commissioner Tillman asked if we can talk about design fees, and questioned whether we are over or under what others are paying.

County Manager Isler noted design fees from data shared from GC Schools with design fees from other projects.

Commissioner Tillman noted that the Sumner design fees are roughly \$1M more than the others.

Assistant Superintendent Dr. Monk noted that Sumner is a prototype school. He noted that while we have used a prototype in the past the sites can create discrepancies.

Commissioner Tillman questioned how quickly they need to move to keep the project on schedule.

Assistant Superintendent Dr. Monk shared the bid quotes are only good for a certain amount of time, and the goal is to open the school in August of 2027.

Commissioner Cashion noted that this conversation is not a new one, and that we have been hearing from the public. She explained that we want to ensure that the funds we do have can go as far as possible. She noted that the costs per square foot seem high for concrete schools. She noted that there are different design firms for different schools and everyone wishes to leave their own mark and hoped that they worked to build more consistent structures. She questioned when the Board would be able to get a clean comparison.

Assistant Superintendent Dr. Monk noted that the short answer for finding a comparable is no. He noted that there are questions about the bond uses that are still being negotiated. He noted that we based the budgets on when we feel we are able to build the schools, which may be two years from the time of the bid.

Commissioner Jones shared that he understands the point that there are different methodologies, but for our own schools, it would be more helpful for the general public to learn how we handle it now will impact our ability to seek future bonds. He explained that by asking these questions and providing this information to provide more context to the public. He shared that it is important to have the same language and context for how we are funding these schools and be able to compare across projects and identify trends.

Vice Chairwoman Foster thanked staff for being here tonight, getting what we need in schools is very important, and this request for Sumner there are additional projects in the future that we will have additional questions on.

Commissioner Murphy shared that it would be helpful to have clarity in how the schools are determining price per square foot.

Assistant Superintendent Dr. Monk shared that the NCDPI has a form and what numbers are to be used when calculating. He stated that it is the heated spaces and does not include furniture or site work.

Commissioner Murphy questioned the price attributed to that square footage according to DPI.

Assistant Superintendent Dr. Monk shared that he would refer that back to County staff. He noted that the total project estimates may not be the total costs spent, and it may be less. He shared that as we finish these projects, he will do everything in his skill and ability to finish these projects below what they have estimated.

Commissioner Perdue shared that this discussion is helpful as there is a price per square foot for a school and a price per square foot per site, and breaking those out would be helpful moving forward. He questioned if we break ground where will the kids go to school next year.

Assistant Superintendent Dr. Monk noted that for Sumner, they will stay in their current school as we are building the new school on a different site. He shared that Allen Jay students will go to different placements during the construction.

Commissioner Tillman highlighted community confidence and noted that if we have some documents and visuals to share with the public on how we are saving funds.

County Manager Isler thanked the Board for the discussion and thanked Dr. Monk for sharing these benchmark details. He shared that the Sumner cost of construction \$403 per square foot. He noted that the total cost is around \$610 per square foot and we commit to itemizing these projections. He noted that when we looked at the total costs comparison with one other jurisdiction is \$531 per square foot and recognize we need to get additional jurisdictions to this comparison so that we get better deliverables.

Chairman Alston thanked Manager Isler for working to identify ways to bring clarity to better inform our public, as they are paying for these schools. He thanked Dr. Monk for helping to answer the Board's questions, which is creating the transparency that we are being asked to provide.

Motion was made by Vice Chairwoman J. Carlvena Foster, and seconded by Commissioner Carly Cooke, to adopt the request from the Guilford County Board of Education to amend capital project ordinance for Sumner Elementary to increase the project by \$59,145,457, funded with an increase in bond proceeds totaling \$59,145,457.

VOTE: Motion carried 9 - 0

AYES: Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Pat Tillman, Frankie T. Jones, Jr., Kay Cashion, Carly Cooke, Mary Beth Murphy, Brandon Gray-Hill

NOES: None

IX. APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

A. 2025-386 APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS & COMMISSIONS

Consider and approve the following appointments and reappointments to various boards & commissions:

Adult Care Home Community Advisory Committee
Appoint Edmund L. Allen to 1st term (10/02/2025 - 10/01/2028)

Fire District Commission - Oak Ridge
Appoint Frank Whitaker to 1st term (10/02/2025 -10/01/2027)

Fire District Commission - Pinecroft-Sedgefield
Appoint John K. McCarter to 1st term (10/02/2025 - 10/01/2027)

[Legislation Text](#)

[05.28.25 App EAllen](#)

[05.28.25 Resume EAllen](#)

[09.16.25 App FWhitaker](#)

[09.18.25 App JMcCarter](#)

Motion was made by Commissioner Alan Perdue, and seconded by Commissioner Mary Beth Murphy, to adopt and approve the following appointments and reappointments to various boards & commissions:

**Adult Care Home Community Advisory Committee
Appoint Edmund L. Allen to 1st term (10/02/2025 - 10/01/2028)**

**Fire District Commission - Oak Ridge
Appoint Frank Whitaker to 1st term (10/02/2025 -10/01/2027)**

**Fire District Commission - Pinecroft-Sedgefield
Appoint John K. McCarter to 1st term (10/02/2025 - 10/01/2027)**

VOTE: Motion carried 9 - 0

AYES: Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Pat Tillman,
Frankie T. Jones, Jr., Kay Cashion, Carly Cooke, Mary Beth Murphy,
Brandon Gray-Hill

NOES: None

X. COMMISSIONER LIAISON REPORTS

There were no Commissioner Liaison Reports for this agenda.

XI. COMMENTS FROM COUNTY MANAGER / COUNTY ATTORNEY

There were no comments from the County Manager.

County Attorney Andrea Leslie-Fite noted that we conclude September as National Recovery Month. She congratulated the Board's two (2) year recovery courts program's upcoming graduating class of twenty (20) participants.

XII. COMMENTS FROM COMMISSIONERS

Commissioner Cooke shared that she attended the first session of the NC Leadership Forum on the topic of immigration. She recognized the Teacher of the Year and Principal of the Year at the GC School's recent celebration of excellence.

Commissioner Tillman shared a meeting with The Independence Fund, a Charlotte organization that is recognized for its work on veteran issues. He spoke to the Veterans Justice Initiative, which brings funds to local governments to establish veteran courts.

Commissioner Jones noted that it is municipal election season and encouraged residents to get out and vote.

Vice Chairwoman Foster shared her participation in the Homelessness Taskforce and the Trillium Regional board meeting. She noted that she brought greetings at the Homelessness Summit led by Partners Ending Homelessness (PEH) in High Point.

Chairman Alston recognized Greensboro Chamber of Commerce President/CEO Brent Christiansen and his High Point counterparts for their work on the inter-city tours.

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

Motion was made by Commissioner Mary Beth Murphy, and seconded by Commissioner Alan Perdue, to hold a closed session pursuant to N.C.G.S. §143-318.11 for the purpose of consulting with the County Attorney.

VOTE: Motion carried 9 - 0

AYES: Melvin "Skip" Alston, J. Carlvena Foster, Alan Perdue, Pat Tillman,
Frankie T. Jones, Jr., Kay Cashion, Carly Cooke, Mary Beth Murphy,
Brandon Gray-Hill

NOES: None

The Board recessed the regular meeting at 8:03 p.m.

The Board reconvened from closed into open session at 8:39 p.m.

XIV. ADJOURN

There being no further business, the regular meeting adjourned at 8:39 p.m. by unanimous consent.

Melvin "Skip" Alston
Chairman

Robin Keller
Clerk