

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

Greensboro, North Carolina
April 16, 2026

The Board of County Commissioners met in a duly noticed Work Session at 3:30 p.m. in the Carolyn Q. Coleman, Blue Room, Old County Courthouse, 301 W. Market Street, Greensboro, NC.

PRESENT: Chairman Melvin “Skip” Alston, presiding; Vice Chairwoman J. Carlvena Foster (via virtual communication), Commissioners Kay Cashion (via virtual communication), Brandon Gray-Hill (via virtual communication), Carly Cooke, Mary Beth Murphy, Frankie T. Jones, Jr., and Alan Perdue.

ABSENT: Commissioner Pat Tillman.

ALSO PRESENT: County Manager Victor Isler; County Attorney Carolyn Thompson; Clerk to Board Robin Keller; Chief Deputy Clerk to the Board Ariane James; Deputy Clerk to the Board T’ebony Rosa; Deputy County Manager/Budget Director Toy Beeninga; Assistant County Manager Natalie Craver; GTCC President Dr. Anthony Clarke; GCS Superintendent Dr. Whitney Oakley; GCS Chief Financial Officer Tyler Beck; Tax Director Ben Chavis; 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 3:32 p.m. He recognized County Manager Victor Isler.

II. NEW BUSINESS

Taking a point of personal privilege, Chairman Alston rearranged the agenda to have the first presentation from Guilford Technical Community College (GTCC). He recognized GTCC President Dr. Anthony Clarke.

**C. GUILFORD TECHNICAL COMMUNITY COLLEGE (GTCC) FY 2026-27
BUDGET REQUEST**

Dr. Clarke introduced the agenda item and thanked the Board for their collaboration in effectively utilizing their reserve funds. He noted improvements to the New Fire Training Apparatus and repair of the Fire Stair Tower. He noted that over the past two years, their enrollment in fire rescue has increased 65%.

Dr. Clarke noted that they have identified some pathways. He noted that 50% of the GCS graduates are coming to GTCC within two years. He noted that they are currently at 26%.

Dr. Clarke noted that GTCC students transferred to a four-year institution in the fall of 2025 and spring of 2026. He noted GTCC funding in comparison to other communities. He spoke to funding by student headcount. He noted that with debt service, we are one of the lowest, and without it, we are in the middle of the funding range.

Dr. Clarke reviewed the GTCC's funding in comparison to square footage. He noted that they are seeking additional funding in this year's budget request. He noted that they are seeking additional funding for their salary increases and benefits for those county-funded employees. He noted their operating budget request. He spoke to the cost savings they have implemented, such as the conversion of campus lighting to LED lighting, renegotiating their vendor rates for their Employee Assistance Program (EAP), and the purchase of electronic vehicles (EVs).

Dr. Clarke noted that they do have a rental increase at the Union Square campus. He shared that the ten-year lease is complete, and with the start of a new lease, it will increase to \$300K. He noted that this is a very important campus and hopes to continue using the facility. He spoke to the opening of the Aviation Center in the spring of 2026 and to the need to hire additional custodial workers to maintain the property.

Dr. Clarke noted their request for \$2.6M and noted their use of reserves to cover costs last year. He reviewed their capital outlay request for items such as roof replacements, water pipe replacement at their Jamestown campus, and other items.

Dr. Clarke noted that the capital improvement plan covering 2025-2035 includes the Cameron Aviation Campus, the High Point Health Science building, and renovations to the Jamestown Main Campus. He noted their funding sources from the County, state funding, and their work to solicit other funding streams. He reviewed ongoing short-term needs.

Dr. Clarke provided updates regarding aviation-related jobs, with 17K new jobs projected in the Triad. He noted that they are currently building Aviation Building 1 and will be in the facility on schedule for Spring 2027. He noted that they are working on Building 2 and future funding requests from the County and the state. He noted that they have an immediate request of the state for \$1.8M for the planning and design.

Dr. Clarke noted that in preparation for Jet Zero, they are working on a temporary space until Building 2 can be completed. He stated that overall, aviation updates include pursuing state

revenues and seeking a total of \$28.2M for the construction, with a \$30M request from the County to complete Building 2.

Dr. Clarke noted the need for \$5.9M to renovate space in the Center for Advanced Manufacturing for the new BioProcess Manufacturing space for the fiscal year 2028. He shared that they are working regionally to create a network of community colleges and are working to become a NASA Hub for aerospace training. He shared that there are currently only five in the nation.

Dr. Clarke thanked his faculty and staff for the work they do.

Deputy County Manager/Budget Director Toy Beeninga reviewed a proposed five-year funding plan. He noted funding support of \$19.7M last year, and the total allocation between capital, operations, and debt was \$29.9M. He noted that staff believed they could meet their needs with no additional county funding by using some of their debt set aside. He noted a 3% increase in the plan for salaries and benefits. He noted that the nine positions referenced in Dr. Clarke's presentation could be managed in a five-year implementation plan.

Dr. Clarke reviewed institutional support to include salary supplements for faculty and staff to help recruit and retain. He shared that this would also supplement their 2% match for their employee 401K program and their annual longevity retention awards. He noted the \$300K rental increase for the Union Square property.

Commissioner Murphy entered the work session at 4:01 p.m.

Dr. Clarke shared that the insurance and legal costs continue to go up. He stated that the other expenses are tied to the CIP indexes for those categories. He noted that on the capital side, we have been moving to a recurring source. He noted that if Article 46 were to pass, we would need to maintain funding based on the language in the bill for a ten-year look back.

DCM Beeninga reviewed their projections if the Article would proceed. He noted that when planning the debt model for GTCC, they considered several options for the Board's consideration. He provided an example if the Board moved forward with the \$68M of the GTCC request to fund Building 2, the High Point Health Sciences facility, and other noted projects to include the Center for Advanced Manufacturing renovation and the BioProcess Manufacturing Technology renovation. He explained if the Board considered the \$68M issuance of the 2/3rds bonds, and how that debt service would apply to the County's debt model.

Commissioner Cooke stated that the increase in enrollment in the fire service training is great to hear. She noted the lease increases for Union Square and questioned whether the capital planning process considered that location or moving the program into a permanent facility.

Dr. Clarke noted that they prefer to stay at Union Square as it is a good partnership with UNCG, NC A&T, and Cone Health. He shared that they are working on additional program expansion.

Commissioner Cooke noted that fire service and nursing training are great public purpose programs that warrant ongoing support. She voiced concerns regarding grant funding for the childcare training program. She questioned whether, if the grant funding is not provided, they would need to close the program.

Dr. Clarke confirmed that he has not yet completed a full analysis of whether they could sustain an unfunded program.

Commissioner Cooke noted changes to the model. She questioned funding methods for the extra capacity.

DCM Beeninga explained that our existing debt service is beginning to fall off quickly, without debt notes being issued in GTCC for a while. He shared that our property tax has remained at \$10.2M, which was creating a bit of a cash balance. He shared that this model is using debt and the consistent tax amount allocation for GTCC.

Commissioner Jones noted that, as people look at the current economic wins in Guilford County, GTCC has played a critical role in attracting employers. He noted that if the Article 46 sales tax were to pass, there would be a \$2.6M in revenue without increasing the property tax. He explained that if Article 46 were to pass, it would increase the revenues for GTCC by roughly 8% without increasing the property tax.

Dr. Clarke noted that if Article 46 were to pass, it would be life-changing for GTCC. He noted that we could be able to increase nursing training.

County Manager Victor Isler noted that we hope that the facilities are in place to ensure that programs and training support our economic development.

Commissioner Cashion complimented Dr. Clarke for his presentation. She noted that it is encouraging to hear that they are accommodating 20-21% of students to gain industry training.

A. RESOLUTION AUTHORIZING A REQUEST FOR THE NORTH CAROLINA GEODETIC SURVEY TO SURVEY, MARK, AND MAP THE BOUNDARY BETWEEN GUILFORD AND RANDOLPH COUNTIES

GIS Manager Marlena Isley introduced the agenda item. She provided an overview of the project and the survey. She noted that it is a data cleanup project as the line is roughly two to twenty feet off as you move across the boundary line. She noted that the residential and parcel impacts affect county designation, school districts, voting districts, and property tax bills.

GIS Manager Isley noted that the original survey was completed in 1948. She noted that the initial recording does not reference modern metrics such as parcels and boundary lines, there has been a technology change. She noted that Randolph County has approved its resolution as of March 2, 2026.

GIS Manager Isley explained that NC General Statute §153A-18A authorizes the County to request that the Geodetic Survey department come out and complete the survey, but it requires both parties to approve a resolution. She shared that if approved, there is no charge to the counties. She highlighted that once the survey is completed, it will come back to the counties to ratify the line, and the county can then send out the notification and preliminary maps to the residents.

GIS Manager Isley shared that in the past, we have offered detailed letters to the impacted residents as to the process and what to expect. She noted that we have completed this with Forsyth and Alamance counties to ensure that communication from both counties is consistent and accurate.

GIS Manager Isley shared that estimates noted that roughly 282 parcels will be impacted which is approximately 116 Guilford parcels and 311 Randolph parcels. She noted that preliminary acreage calculations indicate that 89.24 acres would be going from Guilford to Randolph County and 6.8 acres from Randolph to Guilford County. She noted that there are roughly 36 voters who could be impacted, and they are in District 2. She noted that there are no Guilford County School students impacted.

Commissioner Gray-Hill entered the work session at 4:23 p.m.

GIS Manager Isley indicated that the requested action is for the Board to adopt a resolution authorizing the North Carolina Geodetic Survey to survey, mark, and map the boundary between Guilford and Randolph Counties. The Board reviewed the request.

Commissioner Cooke noted that we did this recently with Forsyth County. She questioned whether there are additional boundary concerns.

GIS Manager Isley noted that Davidson and Rockingham counties remain. She explained that these areas are yet to be surveyed, and we have not moved forward with resolutions at this time.

Commissioner Perdue thanked staff for the presentation. He noted that the principal bedroom determines which district the individual votes in an election.

GIS Manager Isley confirmed that it is the bedroom of the residents' choice. She shared that it is a one-time decision that is offered to the residents.

Chairman Alston questioned the types of tax adjustments resulting from the process.

County Manager Isler noted that taxes are based on where the majority of the property lies.

Tax Director Ben Chavis noted that as a result of this process, they will be able to identify the acreage in each county and will work with the other county regarding the acreage that each jurisdiction will tax. He noted that of all the boundary lines, Rockingham County has the largest discrepancy.

Commissioner Jones thanked staff for the work on this. He questioned if the voting changes would occur prior to the upcoming voting schedule.

Tax Director Chavis noted that this typically takes up to two years, so no impacts to this voting season.

Commissioner Jones asked staff to continue to monitor the schedule so as not to disenfranchise residents.

Commissioner Cooke questioned whether Guilford County could proceed to initiate the request of Rockingham County.

Tax Director Chavis confirmed that this does need to be an amicable process, and if we would like to authorize the County Attorney to begin discussions with the Rockingham County Attorney.

Moved by Commissioner Carly Cooke, seconded by Commissioner Mary Beth Murphy, to adopt a resolution authorizing the North Carolina Geodetic Survey to survey, mark, and map the boundary between Guilford and Randolph Counties.

VOTE: Motion carried 7 - 0
AYES: Melvin "Skip" Alston, Frankie T. Jones, Jr., Kay Cashion, Carly Cooke, Mary Beth Murphy, Brandon Gray-Hill, Alan Perdue
NOES: None.
ABSENT: J. Carlvena Foster, Pat Tillman

B. GUILFORD COUNTY SCHOOLS' (GCS) FY 2026-27 BUDGET PRESENTATION

GCS Superintendent Dr. Whitney Oakley introduced the agenda item. She noted that their Board budget priorities include (1) Increase in staff compensation, (2) Technology replacement cycle, (3) Continue school safety strategies, and (4) Vehicle, activity bus, and non-bond capital.

GCS Chief Financial Officer Tyler Beck noted that budget books have been provided to the Board of Commissioners, the legislative requirements as presented, and the presentation is listed in the back of the binder.

CFO Beck reviewed the timeline, noting that the budget was ratified by the Board of Education on April 14th. He reviewed their staff compensation plan. He noted that regarding the classified pay, it is important to understand the five-year pay strategies. He acknowledged that the Commissioners' partnership in supporting classified worker pay in light of not having a state budget passed last year.

CFO Beck reviewed the proposed pay schedules for hard-to-fill classified jobs such as HVAC workers, plumbers, carpenters, and bus drivers. He reviewed purchasing and financing options for student and teacher devices and the differences between leases and purchases. He noted their funding requests.

Commissioner Murphy noted the need for HVAC workers and the facilities' needs. She asked staff to share how the district needs to manage costs with contractors and how an investment in pay may help reduce the reliance on contracted services.

GCS Superintendent Dr. Oakley noted that we have contracted millions of dollars with the HVAC providers so they can be on call. She noted that Southern Guilford is closed today as they have no air conditioning and had to be closed. She noted that having some institutional knowledge on the team helps to more quickly address issues as they arise in normal maintenance.

Commissioner Murphy questioned technology replacement needs. She further questioned any potential cost savings to moving third graders to Chromebooks so that all testing ages are on the same technology.

Chief Technology Officer Rashad Slade confirmed that the cost of an iPad is approximately \$500 for four years with warranty and damage. He explained that the cost of the Chromebook is also about \$500. He shared that it is the instructional costs to transfer.

Commissioner Perdue noted that we are building new schools over and over and questioned whether we are using similar equipment so that the technology is familiar and the parts are similar at each site.

GCS Superintendent Dr. Oakley confirmed and noted that this is a part of the bidding process as they continue with new builds. She added that they are also building systems that, if a classroom goes down, it does not impact the full school.

DCM Beeninga noted that, as we considered the classified pay based on the plan that GCS has presented, we would go to \$3M for classified pay, with an increase over five years to add \$15M to classified pay. He noted that one challenge to that model each year is expanding the budget

annually. He opined that the county's natural growth is between \$13-15M, which could impact the ability to address county needs. He noted that another option to manage the tax rate control is to identify \$9M in recurring revenue in this upcoming year and place funds in a restricted fund balance.

Chairman Alston questioned the funding plan.

DCM Beeninga shared that we are not seeing a large growth in sales tax, noting that we have been flat for the last three years. He noted that for two of the articles on sales tax, we have directed those funds to pay the debt services for GCS. He explained that the remaining amount that supports county operations, we anticipate a 2% growth, which is \$1-2M per year, and we have not yet seen that realized.

Commissioner Cooke thanked the County Manager and staff, as well as the GCS team, for their work on a long-term plan, as this is a more manageable and predictable approach.

III. OTHER BUSINESS

There was no other business on this agenda.

IV. ADJOURN

There being no further business, the work session adjourned at 4:56 p.m. by unanimous consent.

Melvin "Skip" Alston
Chairman

Robin Keller
Clerk