

**MINUTES OF THE GUILFORD COUNTY BOARD OF COMMISSIONERS /
GUILFORD COUNTY BOARD OF EDUCATION
JOINT CAPITAL/FACILITIES COMMITTEE**

**Greensboro, North Carolina
October 26, 2022**

The Joint Capital/Facilities Committee, appointed by the Guilford County Board of Commissioners and Guilford County Schools Board of Education, met in a duly noticed meeting on October 26, 2022 at 4:00PM in the Guilford County Board of Education Administrative Offices Meeting Room located at 712 S. Eugene Street, Greensboro NC.

Guilford County Board of Commissioners (BOC)

Present: Committee Co-Chair Commissioner Melvin “Skip” Alston, presiding;
Commissioners J. Carlvena Foster, Kay Cashion and Carly Cooke

Absent: None

Guilford County Schools (GCS) Board of Education (BOE)

Present: Committee Co-Chair Deena A. Hayes, presiding; Bettye T. Jenkins and Pat Tillman

Absent: H. Winston McGregor

Also Present: County Manager Michael Halford; Clerk to Board Robin Keller; Dr. Whitney Oakley, GCS Acting Superintendent; Lisa Nolen, GCS Board Relations Director; Victor Isler, Assistant County Manager; Jason Jones, Assistant County Manager; Jose Oliva, GCS Deputy Chief of Staff; Michelle Reed, GCS Chief Operating Officer; John Barfield, Interim Finance Director; Tara Trexler, GCS Chief Financial Officer; Toy Beeninga, Budget & Management Services Director; Angie Henry, GCS Senior Advisor; members of County and GCS staff, community partners, the public and media. Virtual participation was made available to the public and media partners.

I. WELCOME AND CALL TO ORDER

Committee Co-Chair Melvin “Skip” Alston called the meeting to order at 4:35PM and welcomed those present. The group introduced themselves.

II. APPROVAL OF MINUTES

A draft copy of minutes for the August 9, 2022 committee meeting were reviewed for accuracy.

Motion was made by Board of Education member Bettye T. Jenkins, and seconded by Commissioner Melvin “Skip” Alston to approve August 9, 2022 committee meeting minutes.

VOTE: Motion carried 7 - 0

AYES: Melvin “Skip” Alston, Deena A. Hayes, J. Carlvena Foster, Bettye T. Jenkins, Kay Cashion, Pat Tillman, Carly Cooke

NOES: None

ABSENT: H. Winston McGregor

III. LGC UPDATE & NEXT STEPS

Committee Co-Chairs Hayes and Alston thanked everyone for traveling to Raleigh to support Guilford County’s application to the Local Government Commission (LGC).

Guilford County Manager Michael Halford provided a brief overview of today’s agenda.

Halford reviewed the LGC and noted the application for the \$1.7 billion bond was approved on October 4. He discussed future touchpoints that would impact the schedule of bond sales at various intervals and reviewed the upcoming issuances. Halford noted the cash flows will determine the next set of 2020 bond issuance and spoke to the \$50 million allocation approved by the BOC in the FY 2022-23 budget, which assists in providing upfront cash. He reviewed the proposed issuance timeline and noted it assumes a 7-year spread of funding, with the potential for a 10-year spread with LGC approval.

Halford spoke to potential challenges like current interest rates, which are at 3.9-4.0%. He shared the growth rates for property and sales tax were relatively conservative and will confirmed he will continue to monitor these values. Halford shared that, historically, these interest rates are comparable to those encountered during the 2008 bond issuance, although these rates are higher than those from a 1 to 1 ½ years ago.

Angie Henry, GCS Senior Advisor, introduced the three (3) areas of focus, which include the ten (10) existing projects in progress, nine (9) additional projects for planning & design, and safety & security enhancements and deferred maintenance. She discussed the active projects underway and noted these include approved projects that are currently under design. Henry noted six (6) of these have almost completed construction documents and they will present adjustments to the total amounts needed to complete the projects for BOE and BOC approval. She estimated an additional \$130-\$170 million needed to complete all ten (10) projects.

Henry discussed planning & design for nine (9) additional projects, including five (5) rebuilds, three (3) full renovations and one (1) new construction. She indicated they will tackle those with the lowest ratings first and expect to begin design and bring project ordinance requests in the

amount of \$44 million to BOC in November or December 2022 to begin planning & design work.

Henry noted they will bring a project ordinance request for safety & security and deferred maintenance, as well. She reviewed what would be included in these ordinances and stated the request will total \$48 million.

Halford discussed the four (4) components of funding that will need to be issued to include the remaining \$180 million issuance from the 2020 bond referendum and then components of initial issuances of the 2022 bond (phasing of projects). He reviewed the timelines to go to market to sell the bonds.

Commissioner Kay Cashion questioned at what interest rate would staff consider to be of concern with a possible need to re-do figures.

Halford noted interest rate is one (1) variable but timing and other factors, like issuance amount, could smooth out the impact. He shared any time an interest rate exceeds 4% they will begin working to ensure timing, the amount and revenues are sufficient to cover the issuance.

Commissioner Cashion questioned the timeframe for implementing the safety & security measures, once ordinances are approved.

Henry shared they have worked on access control and will begin installing cameras. She noted safety and other measures are being included into the design of the new buildings, but updates to this type of technology occur quickly. Henry shared the goal is to implement these measures within every building within several years.

Dr. Whitney Oakley, GCS Superintendent, noted safety & security design is unique to each building, depending upon their entrances, camera locations and other needs. She spoke to the importance of utilizing logic in how these are implemented.

Commissioner Alston questioned if the \$48 million allocated to these projects is sufficient.

Henry stated this amount is allocated towards design and staff will return to the Boards once they receive an estimate on the cost of work. She shared this should take approximately twelve (12) months.

Commissioner J. Carlvena Foster questioned if the first responder communication system is similar to active shooter systems.

Henry confirmed the enhancement will extend the radio communication system in schools initiated with the \$5 million allocated in two-thirds bonds and this amount will help to complete the design work.

Commissioner Carly Cooke questioned if the master facilities plan has been updated with these changes.

Henry shared the new project management (PM) partner will revise the budgets to identify how much they can address in the facilities plan. She noted these updates will not change the order of the projects, but may determine how many projects are addressed.

Commissioner Cooke questioned when the list would be updated.

Henry shared the whole plan should be updated within the next six (6) months to include sequencing and scheduling.

Commissioner Alston questioned the construction time for these schools.

Henry noted these schools are scheduled to be substantially completed in June-August 2024. She noted by April, most of these projects will be under contract.

Commissioner Cooke questioned if there have been any delays in the schedule.

Henry shared the openings remain in Fall 2024, but value engineering has resulted in significant changes to the design of certain schools, which has resulted in delays.

IV. BOND PROGRAM COMMUNICATION UPDATE

Halford discussed opportunities to improve communication about the bond program to citizens. He shared a group is working on clear, transparent communication across both entities and noted there is a bond dashboard available on the GCS site. Halford stated the County will replicate this on its website and noted both are currently highlighting 2020 bond projects.

Halford requested the committee's feedback regarding the dashboard and how to improve communications with residents. He noted there is a need to communicate the pieces as a part of the whole, the schedule as it relates to the overall project.

Board of Education member Deena A. Hayes spoke to the importance of relaying why there is no physical construction at the site.

Dr. Oakley noted certain projects, such as asbestos abatement, would not have a bulldozer and shared it would be helpful to upgrade the dashboard to report the specific project phase for each project.

Commissioner Cooke emphasized it would be important to educate the public on the estimated timeline for a project.

Commissioner Cashion stated the public is very visual and discussed display of a board that indicates the phase of the project at the site for those who choose not to visit the website.

Board of Education member Pat Tillman spoke to the importance of marketing on social media and to provide phase information by school and school level within the community. He expressed his interest in sharing a visual representation of funds saved at each site, either through changed designs or prototypes.

Board of Education member Bettye T. Jenkins spoke to the importance of educating the public on the need for a design phase before construction occurs.

BOE member Hayes questioned if there are instructional videos available to communicate the related construction, code and financial processes with the public.

Commissioner Foster echoed her interest in visual marketing and questioned the need to communicate with parents about the projects occurring at their schools. She echoed Commissioner Cooke's comments on the education piece to indicate how and why certain schools were selected for rebuild or renovation.

Dr. Oakley spoke to the importance of equipping principals with the information to share with parents, including visuals of timelines.

Henry noted the dashboard shows numbers as of September 2022, but to date, \$48.3 million of the \$120 million issuance has been committed to projects.

Halford thanked the committee for its input and confirmed they will develop some prototypes and share these with the committee. He spoke to the importance of consistent communication throughout the County and GCS.

V. INTENTIONAL COLLABORATION UPDATE

Halford discussed some of the intentional collaborations underway to gain more value out of these buildings and lower costs within the community. He spoke to the opportunity to use these facilities to improve hyperlocal access to care.

Victor Isler, Assistant County Manager, thanked the committee and staff for engaging in this process. He shared staff have reviewed disparity data and census tracts to explore how they could create opportunities for health clinics in Phase 1 and 2 facilities located in areas in need.

Michelle Reed, GCS Chief Operating Officer, noted they have focused on health clinics and optimizing the first phase of design to incorporate these into the facilities. She spoke to the importance of avoiding duplicative services and ensuring sufficient management, while maximizing the space.

Halford reiterated this is a great opportunity to get an extra bang for the buck in these facilities.

Reed shared discussions that are occurring with the cities of Greensboro and High Pointon partnering in athletic facilities and noted they are having a conversation with the City of High Point's Parks & Recreation department to utilize gyms as a community space.

Halford shared staff have met with GTCC President Dr. Anthony Clark and noted their master plan includes \$39 million for improvements on the aviation campus. He discussed opportunities to maximize these funds and noted the county is also responsible for their capital facilities. Halford spoke to the importance a partnership between GTCC and GCS that could advance aviation trade in Guilford County.

Commissioner Cashion emphasized the need to inform the public of these collaborative efforts, and notify them the County and GCS are extending the opportunity to utilize these facilities within the community.

Commissioner Cooke expressed her excitement with the collaboration and noted this will be of benefit to the taxpayers. She thanked staff for their hard work.

Halford stated the GTCC Board of Trustees should also be engaged in this process.

Commissioner Foster shared the need to include community agencies in these discussions, such as YMCA partners who work with GCS on athletic opportunities for students.

BOE member Tillman stated we must reimagine public school education and expressed his hope for utilizing these buildings year-round for all types of purposes. He emphasized the importance of collaboration and challenged the committee to think big when envisioning opportunities for the community.

BOE member Jenkins shared all schools should be open to the communities who can benefit from these facilities.

Commissioner Alston recommended the committee should meet every two (2) months for updates.

Commissioner Cooke requested scheduling these meetings in advance to ensure all can attend and participate.

BOE member Hayes spoke to the importance of constant communication and expressed her enthusiasm for the collaboration and partnerships.

BOE member Jenkins thanked BOE member Hayes and Commissioner Alston for their leadership.

VI. ADJOURN

There being no further business, the meeting was adjourned by unanimous consent at 5:35PM.

Commissioner Melvin "Skip" Alston
Committee Co-Chair

GCS Board of Ed., Deena A. Hayes
Committee Co-Chair

Robin Keller, Clerk to Board