

GRANVILLE COUNTY BOARD OF COMMISSIONERS
February 20, 2023 – RETREAT DAY 1
GRANVILLE EXPO AND CONVENTION CENTER
4185 US Highway 15 South, Oxford, North Carolina

PRESENT:

Chair Russ May
Vice Chair Timothy Karan
Commissioner Zelodis Jay
Commissioner Robert Williford
Commissioner Sue Hinman
Commissioner Tony W. Cozart
Commissioner Jimmy Gooch

County Manager Drew Cummings
Assistant County Manager Korena Weichel
County Attorney James C. Wrenn, Jr. (arrived at 2:21 p.m. & left at 5:10 p.m.)
County Attorney Gerald T. Koinis (attended session after dinner)

CALL TO ORDER

At 2:02 p.m. Chair Russ May called the meeting to order. Commissioner Tony W. Cozart had the invocation and Commissioner Timothy Karan led the Pledge of Allegiance.

Moment of Silence

Chair May asked for a moment of silence in memory of former Commissioner W. E. “Pete” Averette who served from 1980-2010. The moment of silence was held for 30 seconds representing 30 years of service.

WELCOME AND INTRODUCTION OF COUNTY MANAGER

Chair Russ May encouraged active participation from Commissioners, stressed the importance of rotating committee appointees for wider citizen involvement, and emphasized the need for respectful interactions. He reaffirmed his commitment to his role as chair. He then introduced County Manager Drew Cummings.

County Manager Drew Cummings expressed gratitude for support, reflected on Commissioner Averett's service, and highlighted the challenges facing Granville County. He called for creative solutions to manage funding and personnel, acknowledged the dedication of County staff, and welcomed Board input in constructing the budget.

DSS AND ABC BOARD EXPANSION DISCUSSION

Board Approved Expansion of DSS Board from Three-Member to Five-member Board

Board discussed the possibility of expanding the Department of Social Services (DSS) Board from a three-member board to a five-member board.

Commissioner Sue Hinman expressed the need for additional members on the DSS Board to ensure a quorum is always present and to facilitate better discussions.

Commissioner Cozart and DSS Director Adonica Hampton shared their experiences with both three-member and five-member boards, with DSS Director Hampton noting her perspective on the differences between serving on a five-member and a three-member board.

DSS Board Member Wilma Moore expressed satisfaction with the current three-member board setup but indicated openness to the possibility of transitioning to a five-member board.

The Board also discussed the process of appointing additional members, with suggestions of advertising for applicants and involving the Department of Health and Human Services (DHHS) Commission at the State level in the appointment process.

Commissioner Hinman made a motion to expand the DSS Board to five members. Commissioner Timothy Karan seconded the motion.

Commissioner Gooch asked that it be effective July 1st or later to give adequate time for soliciting applications.

DSS Director Hampton noted there is a process.

County Attorney Jim Wrenn suggested adding to the motion to instruct the County Manager and County Attorney to bring back to the Board the legal process for expanding to a five-member board.

Commissioner Hinman agreed to amending the motion. Chair May then called for a vote on the matter.

Motioned by Commissioner Sue Hinman, seconded by Commissioner Timothy Karan, and unanimously carried, the Board approved expanding the Department of Social Services (DSS) Board from 3 members to 5 members and instructed the County Manager and County Attorney to determine the legal process and bring it back to the Board.

Board Held Expansion of ABC Board

Commissioner Williford, current chair of the ABC Board, expressed his opinion that the ABC Board should remain as a three-member board. He mentioned that the Board has been efficient and has consistently ranked well in the State.

Commissioner Jay expressed support for expanding the Board to allow for more discussion and input on the procedures of running the stores.

Commissioner Gooch requested to hear from other ABC board members before making a decision.

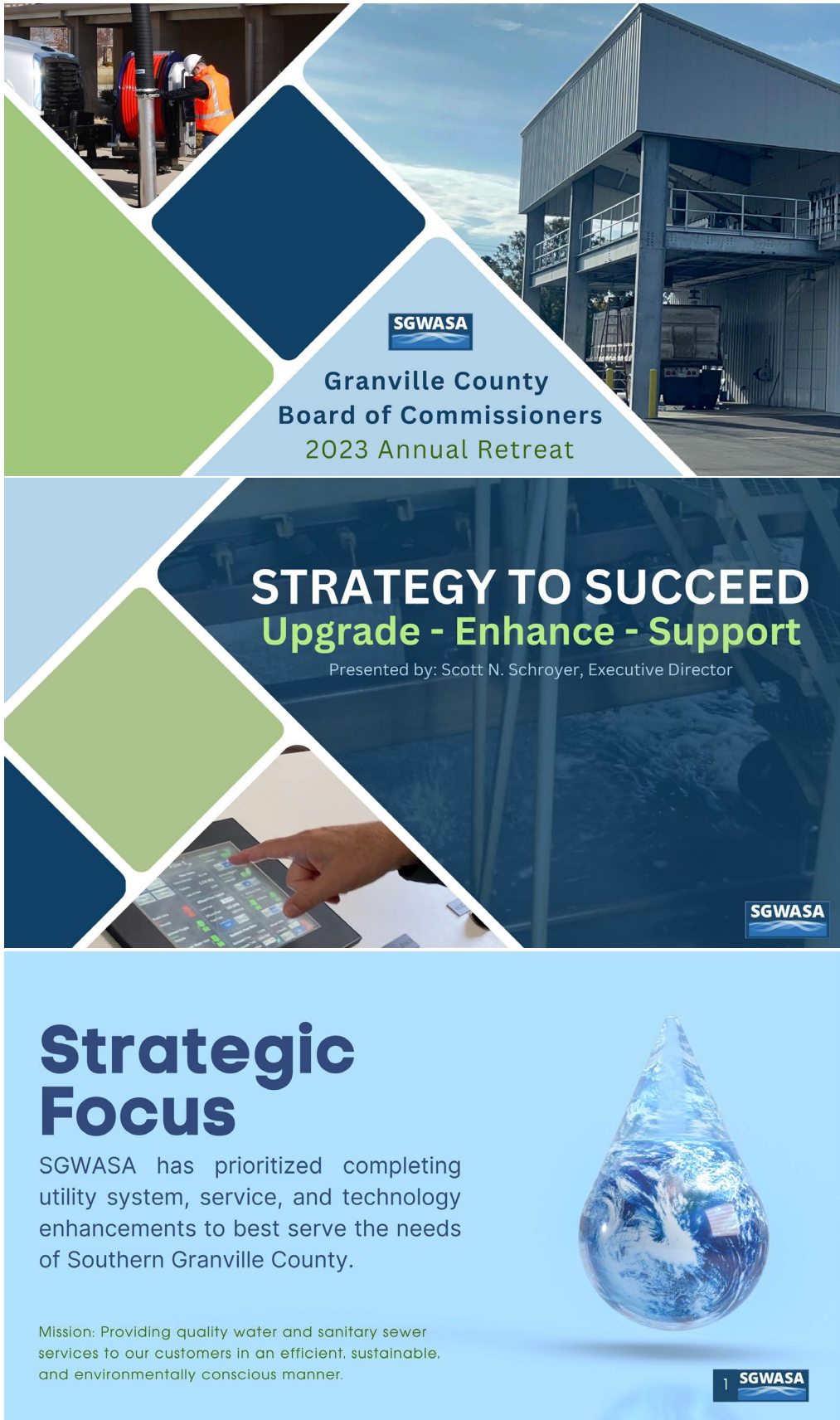
Commissioner Jimmy Gooch made a motion to expand the Alcoholic Beverage Control (ABC) Board from 3 to 5 members until construction of the new building in Oxford is completed and Commissioner Robert Williford, who serves as Chair of the ABC Board, brings it back to the Board for consideration. Commissioner Robert Williford seconded the motion.

Chair May called for a roll call vote on the matter. The motion passed by a vote of 4-3 as follows:

Ayes:	Commissioners Cozart, Gooch, Hinman and Williford
Nays:	Commissioners Jay, Karan and May

SGWASA UPDATE

Scott Schroyer, Executive Director of South Granville Water and Sewer Authority (SGWASA), and Krystal Lee, Public Information Officer and Board Secretary of the SGWASA advisory board, discussed SGWASA's role in Granville County's growth. Mr. Schroyer emphasized SGWASA's mission to provide efficient and sustainable utility services and highlighted the importance of stakeholder collaboration. He discussed ongoing and upcoming projects, including the I-85 Sanitary Sewer Improvement and water treatment plant upgrades, underscoring SGWASA's commitment to future regional needs and infrastructure development. Mr. Schroyer spoke from the following PowerPoint presentation included in the agenda packet:



Vision

SGWASA exists to be a superior utility service provider that contributes to the success of the region.

To achieve our vision, we focus on:

- Attracting and retaining the best employees
- Maintaining high satisfaction from customers, employees, and stakeholders
- Operational excellence
- Reliable and regularly scheduled updates to infrastructure
- Smart growth principles
- Being environmentally compliant



SGWASA’s Strategic Plan centers on four primary focus areas. These focus areas include:

Focus Area 1

Safe, Reliable and Sustainable Water System

Focus Area 2

Reliable and Sustainable Sanitary Sewer System

Focus Area 3

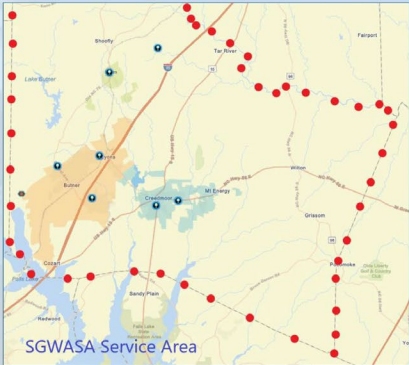
Organizational Excellence

Focus Area 4

Environmental Character

Service Area

SGWASA is positioned to upgrade the aging system and enhance the service area's utility capacity throughout South Granville County.



Focus

Upgrade Aging Systems

Enhance Utility Capacity

Support Community Growth Plans

Upgrade

Current Improvement Projects

- I-85 Sanitary Sewer System Improvement Project
- Lead & Copper Rule Revision Compliance Project
- PFAS Investigation & Testing Project
- Lake Road Booster Pump Station Improvement Project
- Robertson Creek Pump Station Improvement Project
- NCDEQ Asset Inventory Assessment Project
- Manual-Read Water Meter Change Out Project

6 SGWASA

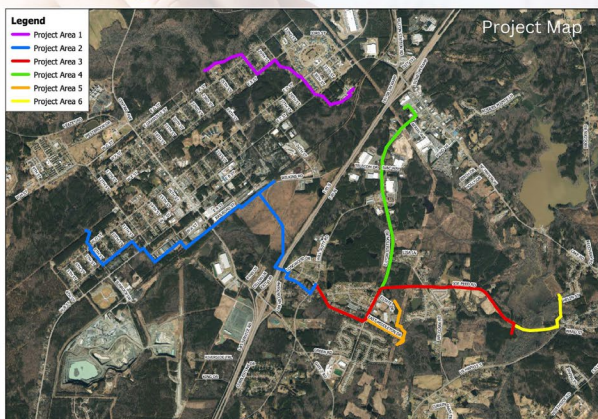
Upgrade

Priority Project



7 SGWASA

Upgrade



South Granville Water And Sewer Authority's I-85 Sanitary Sewer Improvement Project is the priority upgrade project, with a projected completion timeframe of **fall 2027**.

8 SGWASA

Enhance

Utility Capacity



SGWASA has added staff, technology, and software to support and enhance our service to the community.

SCADA Software Showing SGWASA Plant
SCADA = Supervisory Control and Data Acquisition

9 SGWASA

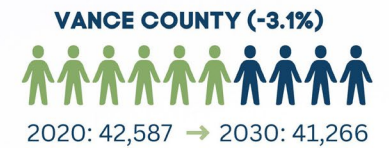
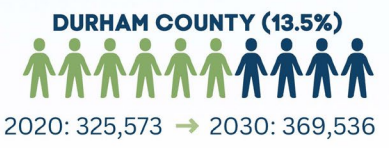
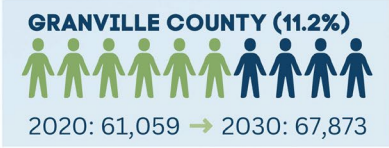
Growth

Southern Granville County has experienced consistent growth trends that do not show signs of slowing down. SGWASA is in the process of working with community stakeholders to support the rapid growth and increased need for utility services.



Growth

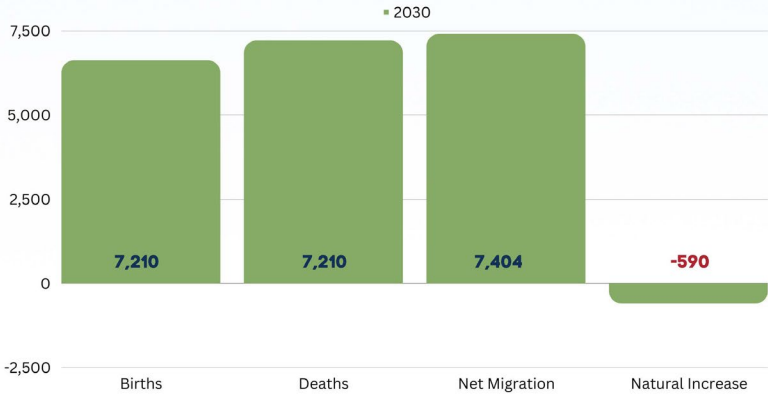
Area Population Growth 2020-2030



Source: North Carolina OSBM, Standard Population Estimates, Vintage 2021 and Population Projections, Vintage 2022

Growth

County Population Growth 2030 - Contributing Factors



Source: North Carolina OSBM, Standard Population Estimates, Vintage 2021 and Population Projections, Vintage 2022

Growth

Recent studies show that Granville County supported a .67-1.6%* average annual growth trend.

SGWASA's services support the development of new schools, businesses, housing developments, and commercial organizations.



*www.census.gov/quickfacts/granvillecountynorthcarolina

Support

Organizational Collaboration



The SGWASA leadership team conducts regular planning, informational, service quality, and project collaboration meetings with community and local government groups to project service needs specific to the county areas we serve.

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Support

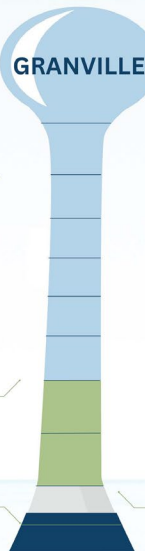
CY2021 Metered Accounts
& Usage in MGD
MGD = Million Gallons Per Day

Residential
5,389 Accounts
0.60 MGD

Commercial
367 Accounts
0.13 MGD

Institutional
95 Accounts
1.00 MGD

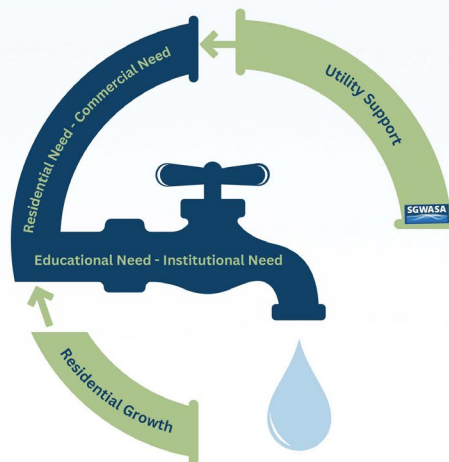
Industrial
58 Accounts
0.06 MGD



15

Support

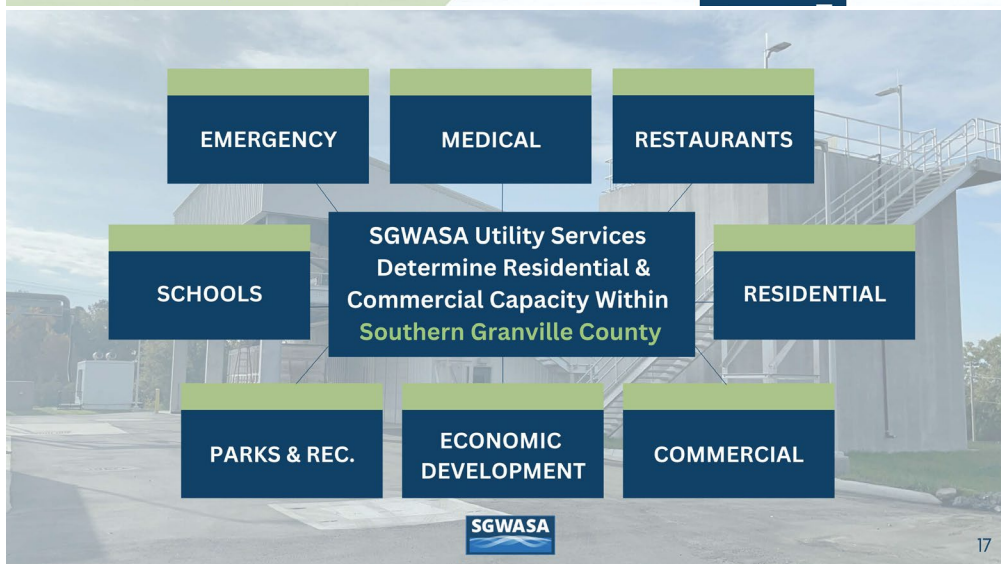
Community Growth



Utility Services Are Vital To
Economic Development

Economic Development

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PLANNING/COMPREHENSIVE PLAN UPDATES

Planning Director Barry Baker discussed various topics related to the Comprehensive Plan, including the goals of the plan, implementation steps, land use regulations, agricultural protection, economic development strategies, and utility and infrastructure implementation. He also mentioned specific concepts and illustrations from the plan, such as the Creedmoor East concept and the Wilton concept. Mr. Baker spoke from the following PowerPoint presentation included in the agenda packet:



GOALS

- 1. Protect the county’s rural atmosphere
- 2. Expand economic development & business opportunities
- 3. Partner with & support municipalities to facilitate an efficient pattern of growth
- 4. Provide infrastructure, community services, & facilities to meet the needs of residents and businesses
- 5. Provide a mix of housing opportunities
- 6. Leverage recreational & open space assets
- 7. Plan for well designed, interconnected communities

IMPLEMENTATION STEPS

- 1. Review and update zoning districts and other sections of the Land Development Code to implement land use recommendations from this plan.
- 2. Protect Agriculture
- 3. Economic Development Strategies
- 4. Promote tourism
- 5. Implement utility infrastructure recommendations
- 6. Review stormwater ordinances and expand outreach efforts
- 7. Transportation implementation strategies
- 8. Improve access to recreational facilities and open space
- 9. Coordination to improve schools
- 10. Fire/EMS service improvements

Review and Update Zoning Districts

Number	Action Item	Protect the county's rural atmosphere	Expand economic development & business opportunities	Partner with & support municipalities to facilitate an efficient pattern of growth	Provide infrastructure, community services, & facilities to meet the needs of residents and businesses	Provide a mix of housing opportunities	Leverage recreational & open space assets	Plan for well designed, interconnected communities
1	Review and update zoning districts and other sections of the Land Development Code to implement land use recommendations from this plan.							
1.1	Create overlay and update zoning ordinance to identify and describe standards for Rural Commercial areas.							
1.2	Consider a tiered approach to the conditional use process for rural businesses that factors in scale and impact of uses.							
1.3	Allow for Conservation Subdivisions or clustering in certain zoning districts. Options should be provided for development with access to water and sewer and for lower density areas that allows flexibility in subdivision design and encourages the preservation of open space.							
1.4	Address visual impacts of residential development in Suburban and Rural areas.							
1.5	Modifications to the Planned Unit Development Section to allow for mixed use development and specify design criteria							
1.6	Commercial overlay districts for commercial and mixed-use areas							

CREEDMOOR EAST CONCEPT

- Conceptual illustration of potential development on the east side of Creedmoor.
- A small neighborhood center could serve existing and recently approved subdivisions.
- A mix of residential types could be located near the commercial area.
- Lot sizes and overall density should decrease farther to the east away from town and closer to sensitive natural resources.



WILTON
CONCEPT

- The area south of the Wilton crossroads is in the Falls Lake Watershed.
- New residential development should have a low overall density and will largely be dependent on the quality of the soils on a site.
- Old Franklinton Road will be realigned, and new subdivisions designed to preserve the rural character of the area.
- Integrated open space in the form of frontage buffers and meadows could be used to conceal new homes and could double as septic -tank drainage fields in order to meet a growing market demand for smaller lots and common space.

Common greens and small parks provide amenities and open space

Road realignment to improve safety

Greenway and frontage meadow preserves rural feel and connects to Wilton

Large preserved buffers along riparian corridors protect water quality

Larger, estate lots on poor soils

Agriculture Protection

Number	Action Item	Protect the county's rural atmosphere	Expand economic development & business opportunities	Partner with & support municipalities to facilitate an efficient pattern of growth	Provide infrastructure, community services, & facilities to meet the needs of residents and businesses	Provide a mix of housing opportunities	Leverage recreational & open space assets	Plan for well designed, interconnected communities
2	Protect Agriculture							
2.1	Monitor conversion of farms and forestry lands and consider the creation of an Agricultural Zoning District to further discourage residential encroachment. The zoning district could specify a very low overall gross density for new residential subdivisions or employ sliding scale zoning to maintain tracts of farmland.							



VOLUNTARY AGRICULTURAL DISTRICT

- Chapter 106, Article 61 of the NCGS enables counties to undertake a series of programs to encourage the preservation of farmland. One of those is the Voluntary Agricultural District.
- The purpose of the program is to encourage the preservation and protection of farmland from non farm development.
- Farmers must meet certain eligibility requirements such as participating in the present-use tax program, meet minimum acreage requirements, and participate in erosion control practices defined by the State Soil Conservation Service.
- Benefits of this program include protection from nuisance suits brought about by surrounding landowners, and it also makes farmers eligible for certain types of farmland preservation funds.

Economic Development

Number	Action Item	Protect the county's rural atmosphere	Expand economic development & business opportunities	Partner with & support municipalities to facilitate an efficient pattern of growth	Provide infrastructure, community services, & facilities to meet the needs of residents and businesses	Provide a mix of housing opportunities	Leverage recreational & open space assets	Plan for well designed, interconnected communities
3	Economic Development Strategies							
3.1	Survey employers to determine challenges and priorities.							
3.2	Update economic development website, marketing materials, and branding.							

TRIANGLE NORTH CONCEPT

- A conceptual illustration of potential development on and near the Triangle North Site.
- The site is located just east of Oxford with direct access to I -85.
- The site would be ideal for a mix of non-residential uses closer to the interchange.
- Buildings and street trees could frame the street and create a gateway to a new employment center.
- Office, flex uses, and manufacturing uses could be located on different sized building sites east of the entrance.

Office space provides options for vendors that desire close proximity to tenants of Triangle North

A connected open space network contributes to the range of amenities and appeal of the location

Views into the site from I-85 serve as market "windows," enhancing the visibility and value of the location

Infill development links existing industrial with future employment center

GRANVILLE COUNTY COMPREHENSIVE PLAN | 51

Tourism

Number	Action Item	Protect the county's rural atmosphere	Expand economic development & business opportunities	Partner with & support municipalities to facilitate an efficient pattern of growth	Provide infrastructure, community services, & facilities to meet the needs of residents and businesses	Provide a mix of housing opportunities	Leverage recreational & open space assets	Plan for well designed, interconnected communities
4	Promote Tourism							
4.1	Tourism branding effort							
4.2	Monitor, continue and consider expansion of minigrant program for festivals and events							

Utility Infrastructure Implementation

Number	Action Item	Protect the county's rural atmosphere	Expand economic development & business opportunities	Partner with & support municipalities to facilitate an efficient pattern of growth	Provide infrastructure, community services, & facilities to meet the needs of residents and businesses	Provide a mix of housing opportunities	Leverage recreational & open space assets	Plan for well designed, interconnected communities
5	Implement utility infrastructure recommendations							
5.1	Establish interlocal agreements for annexation and utility provision and revisit Extra-territorial Jurisdiction (ETJ) boundaries							
5.2	Pursue grants to improve utility capacity for economic development opportunities							
5.3	Develop sewer infill strategy and consider methods for multi-phase development approvals							
5.4	Coordination with SGWSA and Oxford to study and address water and sewer capacity needs, replace inefficient pump stations and plan for regional pump stations							
5.5	Work to increase broadband availability through participating in the Broadband Enhancement Study and implementing its recommendations.							

Review Stormwater Ordinances

Number	Action Item	Protect the county's rural atmosphere	Expand economic development & business opportunities	Partner with & support municipalities to facilitate an efficient pattern of growth	Provide infrastructure, community services, & facilities to meet the needs of residents and businesses	Provide a mix of housing opportunities	Leverage recreational & open space assets	Plan for well designed, interconnected communities
6	Review stormwater ordinances and expand outreach efforts							
6.1	Review stormwater ordinances and identify ways to encourage low impact development techniques and green stormwater infrastructure							
6.2	Expand outreach education efforts related to innovative stormwater solutions that meet Falls Lake Rules							

Transportation Implementation

Number	Action Item	Protect the county's rural atmosphere	Expand economic development & business opportunities	Partner with & support municipalities to facilitate an efficient pattern of growth	Provide infrastructure, community services, & facilities to meet the needs of residents and businesses	Provide a mix of housing opportunities	Leverage recreational & open space assets	Plan for well designed, interconnected communities
7	Transportation Implementation Strategies							
7.1	Coordinate with regional entities							
7.2	Review and update roadway and connectivity standards in the LDC							

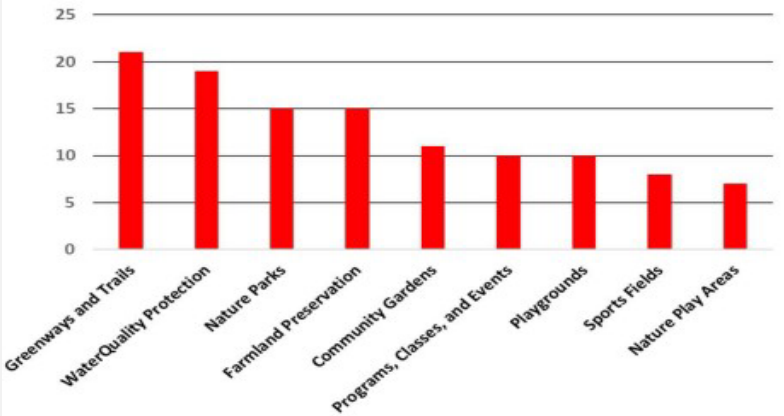
OTHER TRANSPORTATION PLANS CONSULTED

- Draft 2045 Metropolitan Transportation Plan
 - Identifies roadway, transit, rail, bicycle, and pedestrian projects to be implemented through the year 2045.
- Roadway projects include a 4.48 -mile widening of NC 56 and realignment through Creedmoor, widening I -85 from 4 to 6 lanes, as well as roadway widenings on NC 50 and US 15
 - Recommends a greenway along the Tar River and on -road bicycle facility improvements on NC 15 and NC 96.
- NC 56 Corridor Study: Focuses on a 4.5 -mile section of NC 56 between 33rd Street in Butner and Darden Drive in Creedmoor
 - Recommends a context sensitive solution that includes widening the road to 3 or 4 lanes with a landscaped median on the gateway section, a roundabout at NC 56 and US 15, as well as safety improvements such as turn lanes and signalization.
- NC 50 Corridor Study: Entails a 14.5 -mile road segment extension from I -540 in Raleigh to NC 56 in Creedmoor
 - Recommendations are based on improving residential and rural nature while supporting regional economic development; and supporting activities to protect recreation, water quality, and the environment in the Falls Lake Watershed.

Recreational Facilities and Open Space

Number	Action Item	Protect the county's rural atmosphere	Expand economic development & business opportunities	Partner with & support municipalities to facilitate an efficient pattern of growth	Provide infrastructure, community services, & facilities to meet the needs of residents and businesses	Provide a mix of housing opportunities	Leverage recreational & open space assets	Plan for well designed, interconnected communities
8	Improve access to recreational facilities and open space							
8.1	Work with partners to create public park and/or trail in the Brassfield Township							
8.2	Conduct feasibility analyses to determine cost and ROW needs for priority greenways. Local funds may be necessary to leverage federal and state grants.							

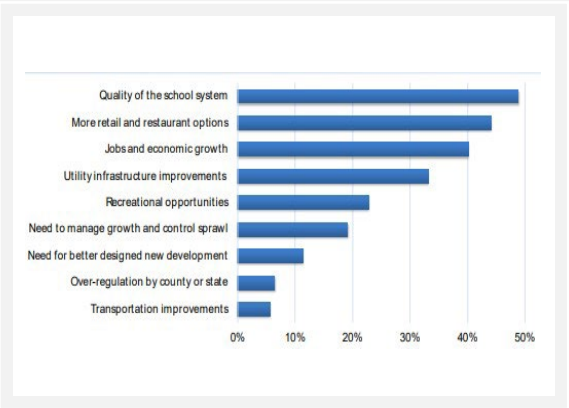
COMMUNITY RECREATION PRIORITIES



School Improvement

Number	Action Item	Protect the county's rural atmosphere	Expand economic development & business opportunities	Partner with & support municipalities to facilitate an efficient pattern of growth	Provide infrastructure, community services, & facilities to meet the needs of residents and businesses	Provide a mix of housing opportunities	Leverage recreational & open space assets	Plan for well designed, interconnected communities
9	Coordination to improve schools							
9.1	Coordination with Granville Public Schools and VGCC on STEM curriculum, technical training							
9.2	Work with schools to develop joint use agreements and facilities in areas underserved by recreational facilities							
9.3	Coordinate with school system to improve educational offerings and address facility needs							

- Residents have shown that one of their greatest concerns is the impact that development will have or has had on their school system
- Residents want more of the options and amenities of a place with a larger commercial presence, such as more restaurants and retail.
- Residents hope that new growth will strengthen the local economy through economic growth.



Fire/EMS Improvement

Number	Action Item	Protect the county's rural atmosphere	Expand economic development & business opportunities	Partner with & support municipalities to facilitate an efficient pattern of growth	Provide infrastructure, community services, & facilities to meet the needs of residents and businesses	Provide a mix of housing opportunities	Leverage recreational & open space assets	Plan for well designed, interconnected communities
10	Fire/EMS service improvements							
10.1	Facilitate cross-departmental and inter-jurisdictional coordination to provide county services that support the recommendations in this plan.							

POLL: WHICH 5 ACTION ITEMS ARE THE MOST IMPORTANT?

- Go to **slido.com** and enter code **2505194** to vote on the top 5 most crucial action items

PRESENTATION BY GRANVILLE COUNTY PUBLIC SCHOOLS (GCPS)

Celebrations and Granville County Public Schools (GCPS) at a Glance District Data

Dr. Alisa McLean, Granville County Public Schools (GCPS) Superintendent noted that all members of the Board of Education were present. Dr. McClean discussed various topics, including the district's approach to education, the need for high-quality teachers and administrators, the district's focus on student needs and diversity, the implementation of new programs and pathways for students, the importance of grants for funding, the district's academic goals and initiatives, the challenges of learning loss due to the pandemic, the district's achievements and recognitions, potential partnerships and collaborations, and the closure and consolidation of schools for efficiency.

GCPS Academics and Career and Technical Education (CTE)

Dr. Stan Winborne, Assistant Superintendent, discussed the importance of considering alternative pathways to college, such as career and technical education (CTE) programs. He highlighted the success of CTE students, the variety of programs offered in Granville County Public Schools, and the high graduation and post-secondary placement rates of CTE concentrators. He also mentioned the need for a common locally adopted curriculum and the focus on literacy and reducing the learning gap caused by the COVID-19 pandemic.

Human Resources

Jamar Perry, Assistant Superintendent for Curriculum & Instruction and Student Services, discussed the recruitment and retention of quality educators in the classrooms. He mentioned various efforts being made to recruit and retain teachers, such as hiring bonuses, increased local supplements, employee referral bonuses, and increased salaries for bus drivers and substitute classified staff. He also mentioned the use of funds to supplement new employees who were not grandfathered in for Masters and Advanced degrees.

Closures and Efficiencies

Vickie Hines, Interim Finance Director, discussed the history of school closures, including Joe Toler Oak Hill Elementary, Mary Potter Middle School, and J. F. Webb School of Health and Life Sciences. She highlighted the budgetary impact and the decision to close Creedmoor Elementary School of Arts, emphasizing potential annual savings of approximately \$752,000. The move of G. C. Hawley Middle School to the Creedmoor campus was also outlined, with a focus on ongoing net savings of \$659,000. Ms. Hines explained the allocation of these savings to cover remodeling and relocation costs, ensuring a balanced budget. The presentation included a visual representation of additional positions resulting from the closures and the subsequent elimination of these positions for increased efficiency.

Capital & Facility Needs

William "Bill" Graham, Executive Director of Operations and Safety, presented the school board's master facilities plan, highlighting ongoing maintenance challenges, emergency repairs, and substantial financial needs. He discussed the impact of the Hawley Middle School closure, and potential cost savings, and visualized estimated costs for the next five years. Mr. Graham detailed the usage of County funding for projects and updates on the \$15 million contribution from Granville County for air quality and roofing needs. He expressed gratitude for board support and stressed the importance of efficiency in addressing challenges.

2023-2024 Budget Work – "Unofficial"

Ms. Hines presented an unofficial overview of the 2023-2024 budget work. She expressed gratitude for the County's three-year plan addressing the unfunded state mandate for salary scale compression, amounting to \$484,000 for the upcoming year. Ms. Hines discussed the estimated 3% increase in salary and benefits mandated by the state, constituting 71% of the overall budget. She emphasized that 14% of salaries and benefits are funded from the local budget, requiring an

additional \$110,000 due to charter school funding dynamics. Ms. Hines touched on a potential 3% increase in capital outlay, amounting to nearly \$46,000.

The presentation covered the fund balance, highlighting the auditor's recommendation to maintain 8%, equivalent to \$6.1 million, and current projections. Ms. Hines detailed the use of fund balance for decompression, recruitment and retention efforts, and relocation renovation costs. The anticipated fund balance by the end of 2024 was estimated at \$5.1 million, representing 6.6% of the operating funds.

Chair May sought clarification on the decompression and the County's contribution, with Hines explaining the reversal in the funding dynamic for the upcoming year. Ms. Hines reiterated the unofficial nature of the budget work and informational intent.

Potential Asks

Vickie Hines presented potential asks based on conversations with district stakeholders, emphasizing that these were not official requests as the matters had not yet been brought before the larger Board of Education, rather the matters reflected conversations with district stakeholders. The highlighted items included:

- **Recruitment and Retention Efforts:** Not a funding request, but a mention of the ongoing commitment to using ESSER funds for two years.
- **Behavioral Specialist Positions:** A potential need for additional positions to focus on student mental health behavior, estimated cost of approximately \$270,000.
- **Elementary Teacher Assistants:** Exploring the possibility of having two teacher assistants per elementary school to support interventions for students, estimated cost of around \$500,000.
- **Partnerships:** Seeking a commitment to work together to seek grants and other funding sources for capital needs, estimated at \$40 to \$50 million over the next five years.
- **School Resource Officers (SROs):** Not requesting funding but seeking a joint commitment to have an SRO in every school to facilitate grant applications for additional officers, with a potential cost of \$582,000 for five more officers.
- **Certified Level Supplements:** Not an immediate request but considering moving towards increasing local supplements in the future. The current increase using fund balance is 2%, making the total 12%.

Commissioner Karan and others raised questions and engaged in discussions regarding salary comparisons with neighboring counties, challenges in attracting and retaining personnel, and the complexities of competing with charter schools.

GCPS 'The Future'

In concluding the presentation, Dr. Alisa McLean focused on the future of Granville County Public Schools (GCPS), emphasizing a shift in approach focused on meeting the needs of students and the district for continued success. The goal is to attract and retain high-quality teachers, ensuring that they choose GCPS. Dr. McLean highlighted efforts to keep students and families choosing the district. The focus is on preparing students for the evolving world they will inhabit, introducing new offerings such as video production studios, a teacher pathway in collaboration with the ACTE, drone technology pathways in elementary schools, eSports programs recognizing the growing interest in video gaming, and innovative initiatives like 3D design using X-scaler technology. Dr. Stan Winborne added insights into the eSports trend, noting its potential in connecting with technology-related fields.

Commissioner Hinman requested a page-by-page breakdown of the information provided on the front sheets, a list of schools with corresponding initials, and the number of students in each school as well as the maximum capacity each school can support.

Commissioner Gooch inquired about collaboration with planning and zoning agencies to track new housing and school-age children.

Commissioner Karan raised concerns about the teacher turnover rate, emphasizing the need for standardized systems and addressing disparities in educational offerings.

The discussion covered various topics, including challenges with teacher recruitment and retention, the impact of teacher turnover, the flexibility provided by the restart program, and concerns about using fund balance for recurring expenses.

Commissioner Karan expressed broader concerns about the school system's approach to addressing demographics, its financial stability, and the need for standardization.

The conversation delved into the importance of addressing learning loss, the role of behavior specialists, and the challenges of transportation, including bus driver shortages.

Commissioner Jay expressed concern about children spending extended hours commuting to and from school in the dark on buses.

Commissioner May raised questions about the Creedmoor school move, including the savings calculation and potential future use of the Hawley building.

The conversation concluded with discussions about efficiency rates, potential further consolidation, and gratitude for school buses acquired through the Volkswagen settlement. Throughout the discussion, the school representatives highlighted their commitment to addressing challenges, the importance of teacher and staff retention, and the genuine effort to provide quality education despite various obstacles.

DINNER

At 5:42 p.m., Commissioner Tony W. Cozart had the blessing before a break for dinner. The retreat resumed at 6:30 p.m.

RETREAT RESUMED

Chair May recognized Representative Frank Sossamon and Representative Matthew Winslow who were in attendance.

Representative Frank Sossamon

Representative Frank Sossamon provided updates on his legislative activities, including successful efforts to pass a bill reducing the term of office for Granville County School Board from six to four years. He also mentioned working on a calendar bill for the school systems of Granville and Vance to provide greater flexibility without additional costs. He expressed his availability for events and assured his commitment to serving the community.

Representative Matthew Winslow

Representative Matthew Winslow commended the gathering of elected officials from various jurisdictions, emphasizing the collaborative spirit that transcends boundary lines. He appreciated the community's effort to come together and acknowledged the unique approach of having all elected officials in one room, highlighting the positive impact it could have on shaping decisions for the county and cities.

UPDATES FROM MUNICIPALITIES

Stem

Mayor Dover highlighted several accomplishments for the Town of Stem, including the resumption of in-person town hall meetings and the successful hosting of Easter and Christmas events. The town issued permits for new residential homes and a professional services building and expanded through a partnership with Tar River Land Conservancy. Looking ahead to 2023, plans are in place for downtown revitalization and construction of a new Town Hall. He said that the establishment of an extraterritorial jurisdiction (ETJ) will enable Stem to regulate development in surrounding areas, enhancing governance capabilities.

Mayor Dover explained that the town's Unified Development Ordinance (UDO) mandates developers to provide adequate parking and ensure access to trails connected to Tar River properties. The town has also strengthened its collaboration with the county government by contracting with the council government for zoning and development projects and hiring a part-time grant writer to seek additional funding.

Mayor Dover also noted the success and popularity of the town’s park, which has become a bright spot for the community and attracts visitors from outside the area, highlighting Stem's appeal as a vibrant and growing community.

Mayor Dover spoke from the following PowerPoint presentation included in the agenda packet:



Events

- ▶ Returned to in-person meetings at the Stem Town Hall
- ▶ Return of the Stem Easter Egg Hunt
- ▶ Return of the Stem Christmas Parade

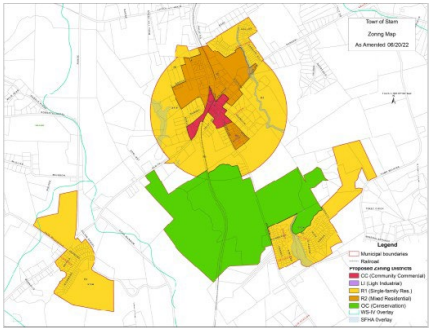


Updates to Jack Day Park

- ▶ Addition of a new play structure for ages 3-5 with grant funds from Granville County Parks and Recreation.
- ▶ Clearing of additional lot next to Jack Day Park and addition of fencing to create multi-purpose play field

Growth

- ▶ Issued permits for 8 new single family homes and 1 professional services building
- ▶ Voluntary annexation Range Rd Property - 55 acres and a proposed site of 115 new homes.
- ▶ Voluntary annexation Tar River Land Conservancy Ledge Rock Creek Property - 397 acres
- ▶ Adoption of a Unified Development Ordinance (UDO)



Stem Governance

- ▶ Purchased property for site of proposed new town hall which will increase space from 650 square feet to 2300 square feet.
- ▶ Partnered and contracted with Kerr-Tarr Council Government to assist with zoning and development projects.
- ▶ Added a part-time grant writer

Town of Stem

You either design the change intentionally, or it happens without your intervention

Jan Nieuweboer, Future of Work Leader, Rabbobank, Netherlands

*Borrowed from the Granville County Chamber of Commerce Women in Business Luncheon, February 8, 2023



Create a Downtown Revitalization plan including plans for new Town Hall.

Town of Stem, NC
PROPOSED
ETJ Boundary
Draft Document

Legend

- Road, Street
- ETJ Area (Conditional)
- Conditional Residential
- Districts/Parishes
- ETJ Conditional Commercial
- ETJ District Family Residential
- ETJ Conditional
- INCORPORATED MUNICIPALITIES
- THINK OF THEM AS
- THINK OF THEM AS
- THINK OF THEM AS

NOTE: MAP REPRESENTS A POTENTIAL PROPOSED ETJ BOUNDARY BASED ON CURRENT GIS DATA NOT REFLECTIVE OF A FINAL APPROVED/ADOPTED DOCUMENT AND FOR REVIEW PURPOSES ONLY

SCALE: SCALE IS APPROXIMATE AND FOR REFERENCE ONLY

NEEDS TO BE REVIEWED BY THE TOWN OF STEM AND INCORPORATED COUNCILS

Note: Map pictured above is a draft for review only and not a final approved document.

Note: Map pictured above is a draft for review only and not a final approved document.

Creedmoor

Mayor Bobby Wheeler shared comprehensive updates on completed and ongoing projects for the City of Creedmoor. Notable completed projects for the fiscal year 2022-23 included the Creedmoor Community Center, featuring the versatile Willow Oak room, a full-sized gymnasium, and the Robertson Creek Nature Preserve, offering 155 acres of recreational space with hiking trails. The completion of the Cross City Trail Bridge and realignment of North Carolina 56 and US-15 aimed at improving traffic flow.

Ongoing projects included field rehabilitation by the Creedmoor Recreation Department, transforming the Battle Roberts field into a multipurpose venue. Additionally, the Greenville Memorial Park expansion was highlighted as an ongoing initiative. Mayor Wheeler outlined current projects, such as the construction of a new police building and renovations to City Hall, aiming to consolidate spaces and enhance efficiency.

Other ongoing projects included the Robertson Creek Greenway, Gateway 5707-L landscaping, and the Park and Recreation Master Plan, which envisions concerts, ball fields, and potential amenities like a splash pad. Mayor Wheeler also discussed long-term opportunities aligned with the 2040 plan, including downtown renovation, alternative street parking solutions, addressing sidewalk gaps, and enhancing storefronts.

Mayor Wheeler mentioned requests for an increased presence of EMS in Creedmoor and coordinated expansion of the extraterritorial jurisdiction (ETJ) to manage growth effectively.

He noted that City Manager Mike Turner was present if there were any questions.

Mayor Bobby Wheeler spoke from the following PowerPoint presentation included in the agenda packet:



Creedmoor
Board of Commissioners



Commissioner Robert Way, Commissioner Edward Gleason, Mayor Robert V. Wheeler,
Mayor Pro Tem Emma Albright, Commissioner Georgana Kicinski, Commissioner Archer Wilkins

Projects Completed FY 2022/23



Creedmoor Recreation Department Field Rehabilitation – Phase 1 (Completed)



B.C. Roberts Field – Phase 1

- Light Relocation
- Outlets & Panel
- Water Meter (SGWASA)
- Irrigation



**Current
Projects
FY
2024/2025**

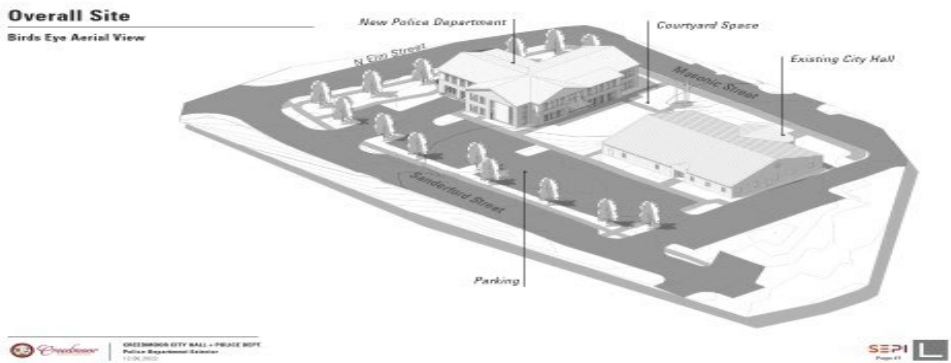
- Construction of New Police Building
- Renovations of Creedmoor City Hall
- Robertson Creek Greenway on Tar River Land Conservancy Property
- (between NC-56 and Brassfield Road)
- Gateway (5707-L) Landscaping Partnership with NC -DOT
- Parks and Recreation Master Plan and Expansion



Planned renovations of Creedmoor City Hall



Construction of a new Police Department Building



Field Rehabilitation – Phase 2 (May/June)



- Scope of Work
- Till and Laser grade 53,000 sq. ft.
Seed with Sport’s Blend Bermuda @ 1.5 lbs per 1,000 sq. ft.
 - Apply starter fertilizer
 - Install 670’ of 6” pipe and outfall

Creedmoor Memorial Park (Proposed)



- 2-4 acres in size
- Supports multiple 2014 Parks and Recreation Master Plan Goals
- Cost \$750K -2.25M
- Development 3 -5 years

Growth in Southern Granville County



Brame’s Crossing	170 Household Units*	Approved w aiting for construction by developers
Yorkshire.....	500 Household Units*	Pending Approval
Marry Lane.....	600 Household Units*	Pending Approval

1,270+ TOTAL Household Units



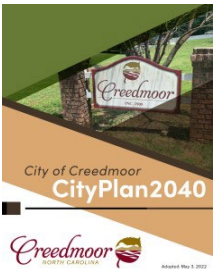
**Estimated number of additional Household Units over the next 4 – 5 years – once water and sewer allotments are available from SGWASA.*

Long Range Opportunities



Downtown
Revitalization

Creedmoor
2040 Plan



ISSUES	OPPORTUNITIES
Utility Poles	On-Street Parking Improvements
Lack of pedestrian scaled lighting	New Events
Gaps in sidewalks & storefronts	Redevelopment Opportunities
Lack of landscaping & street furniture	New Businesses

City of Creedmoor Hosted and Partnered Events



- Martin Luther King Day Breakfast
- Easter Egg Hunt
- Operation Medicine Drop
- Walk to School with Creedmoor Elementary
- Fireworks @ Lake Holt
- Creedmoor Music Festival
- National Night Out @ SGHS
- Walk to School
- Fireman's Day Parade & Fundraiser
- Main Street Trick or Treating
- Veterans Day Breakfast
- Christmas Tree Lighting
- Christmas Parade
- Shop with a Cop





Partnering with Granville County



- Increased EMS support to our area
- Coordinating expansion of the City's ETJ

Thank you to Granville County and Board for all of the support to our City. We look forward to a continued partnership and are excited for the future growth of Southern Granville County.

Butner

Mayor Terry Turner provided an update on Butner's current projects and growth objectives, highlighting the near completion of a performance stage at Gazebo Park, the introduction of new sidewalks, and major repairs at the public safety facility and Central Avenue railroad. He discussed the town's efforts to secure mini grants for further improvements and emphasized a commitment to sustainable growth that aligns with the town's long-term plans, focusing on infrastructure enhancements and lifestyle improvements for a diverse community.

Strategic initiatives include coordinating recreation and greenway facilities with the county and neighboring areas, with notable projects like the NC Cycle Ride and collaborative fireworks displays. Mayor Turner stressed the importance of widening major routes such as Highway 50 and I-85 to accommodate anticipated growth and improve connectivity.

Commissioner Jimmy Gooch expressed concerns about the capacity of I-85, which Mayor Turner acknowledged was already at capacity and in need of widening. The need for State-level awareness and action on transportation issues was emphasized.

Chair Russ May mentioned collaboration with CAMPO on corridor expansions and infrastructure improvements, including fire department upgrades. Mayor Turner closed by noting Butner's efforts to align with nearby Creedmoor in emergency service enhancements, appreciating ongoing support and collaboration with Granville County and highlighting the interconnectedness of regional planning and growth management.

Mayor Turner spoke from the following PowerPoint presentation included in the agenda packet:



PRESENTATION

1. Current Town Projects
2. Overall Growth Objectives and,
3. Opportunities for Cooperation





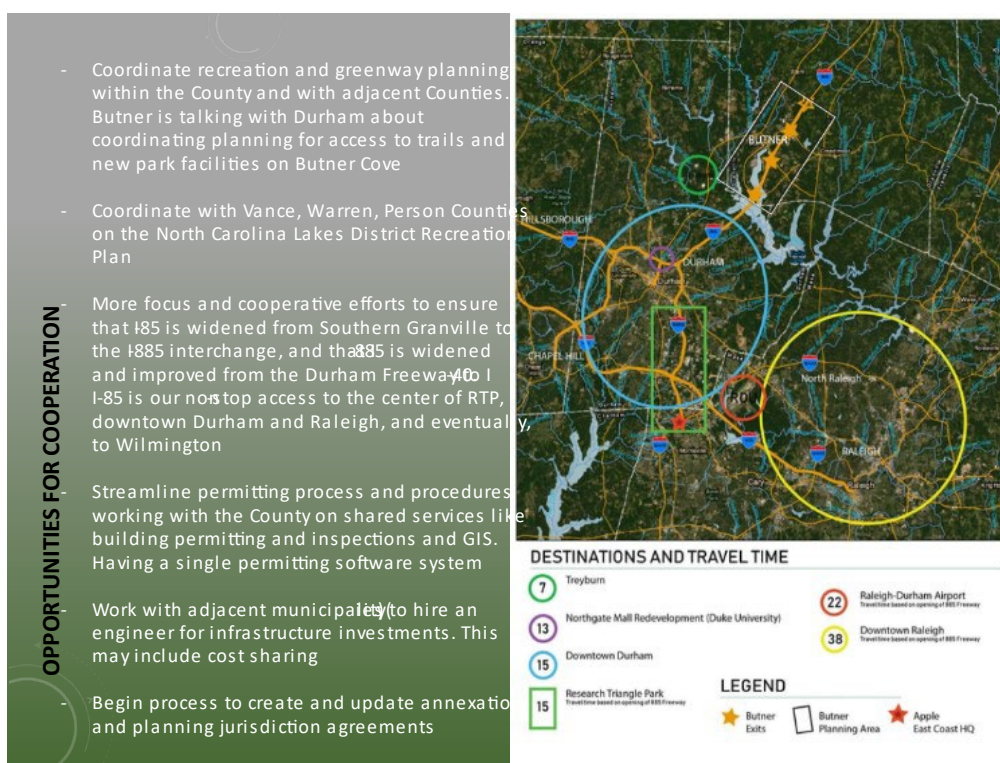
CURRENT PROJECTS

- Building a new performance stage at Gazebo Park
- Installing new sidewalks in Butner's Town Center
- Repairs to our Public Safety Building
- New Fire Truck
- Upgrading Railroad Crossing at Central Avenue
- Pursuing grants for land use, economic development, and transportation planning and design for our Town Center and Depot District

OVERALL GROWTH OBJECTIVES

- A pattern of development that maximizes existing infrastructure
- A pattern of development that doesn't hurt the long-term fiscal, environmental, or functional health of the Town
- An economic "strategy" tied to our long-range land use plan
- Become a "lifestyle" community focusing on quality-of-life factors including,
 - allowing workplace mixed use (so people can live close to where they work and walk to work, walk to lunch and services from their workplaces, etc.)
 - a place to age through all stages of life
 - a place with access to opportunity for startup and small businesses
 - a place with distinct centers that are walkable
 - generous opportunities for, and access to, recreation and open space and the protection of rural areas for agriculture and recreation





Stovall

Mayor Mike Williford provided a summary of the past year in Stovall during the presentation. The town celebrated accomplishments, including the addition of a new Family Dollar-Dollar Tree store, five new single-family dwellings, and the extension of the North Granville Health Association's lease with the Rural Health Group for another five years, ensuring continued healthcare availability.

Stovall also secured a \$1.8 million grant from the North Carolina Drinking Water Reserve Program. The funds will be utilized for various water infrastructure improvements, including installing a mixer in the water tower, replacing fire hydrants, and upgrading water mains. Additionally, Stovall joined the fire tax district to contribute to the county's fire services.

Looking ahead, Mayor Williford expressed excitement about the upcoming North Granville Senior Center, thanking the county for its commitment to northern Granville County. The town is actively pursuing potential grants for wastewater planning and system upgrades, with a total value of \$8.1 million. Rezoning of the old Stovall school property aims to accommodate housing development, including duplexes, and discussions with developers have taken place for a small grocery store and assisted living housing for the elderly.

Commissioner Jimmy Gooch inquired about the new water tower installation.

Mayor Williford explained that it is a mixer added to the renovated water tower, aiming to improve water quality, specifically addressing TTHM levels.

Commissioner Gooch sought clarification on the purpose of the new hydrants.

Mayor Williford confirmed that the new hydrants would benefit the fire department, particularly by addressing issues with undersized mains. The undersized mains would be prioritized for replacement as part of the project.

Oxford

Mayor Jackie Sergent provided an extensive update on the City of Oxford's developments and future plans, emphasizing infrastructure improvements, economic development, housing, public safety, and community facilities. Key highlights included significant advancements in water and sewer projects, along with the rehabilitation of key infrastructure like the water tower and

wastewater treatment plant, which were financially supported through substantial grants and low-interest loans.

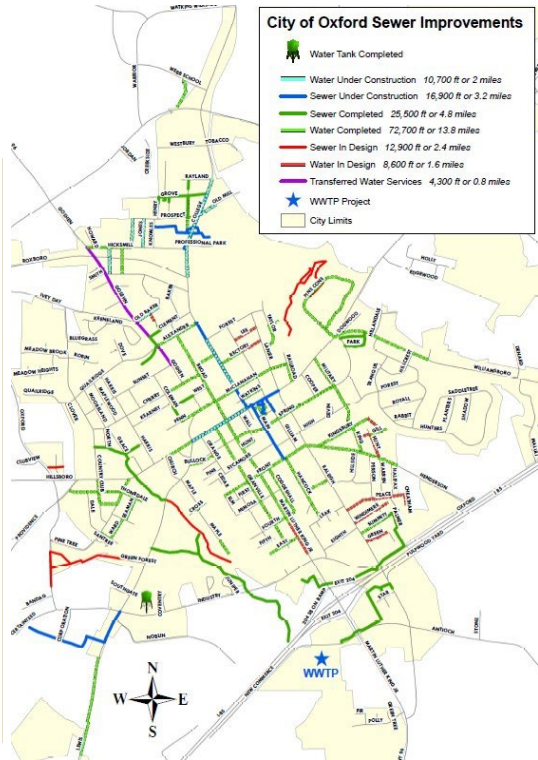
Mayor Sergent also discussed economic initiatives focused on downtown revitalization, including rebranding efforts and the opening of new businesses like Oxford Oaks Distillery and Verdigris restaurant. The Comprehensive Land Use Plan was a major topic, outlining goals to enhance civic engagement, boost downtown vitality, diversify the economy, and improve access to community facilities.

Additional discussions covered strategies for managing city growth, conducting a facilities study for future needs, and addressing workforce challenges. Updates about the police department highlighted efforts in staffing enhancements and training, contributions from the fire department, Parks and Recreation, and Public Works.

Mayor Sergent concluded by reinforcing Oxford’s goals related to staff recruitment, communication improvements, growth management, facilities planning, housing density, economic development, and financial stability. Board members sought further details on infrastructure projects, funding strategies, economic development plans, and the implementation timeline of the Comprehensive Land Use Plan. They acknowledged the cost-saving measures and expressed keen interest in the ongoing economic development and community planning efforts.

Mayor Sergent spoke from the following PowerPoint presentation included in the agenda packet:





Utilities Utilities!

- Water complete – 13.8m (79%)
- Sewer complete – 4.8m (46%)
- Water in constrx – 2m
- Sewer in constrx – 3.2m
- Water in design – 1.6m
- Sewer in design – 2.4m
- Transferred Water Svc – 0.8m

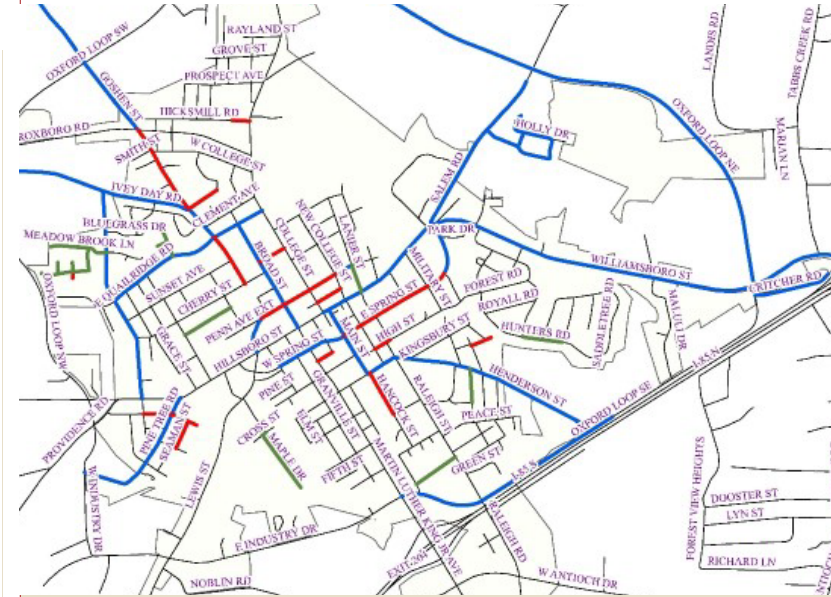
Total Water – 18.2 miles
Total Sewer – 10.4 miles

Citywide Impact Projects

- 750K gal water tower
- KLRWS plant rehab/expansion
- WWTP – rehab project

Customer cost ~\$58M vs ~\$89M
(>\$18M in grants + 0% int on \$39M)

Streets



Green
City
Complete
~2.5 m
\$700K

Red
City
Underway
3.2 - 3.7 m
\$1.46 M

Blue
NCDOT
Underway
~13 miles

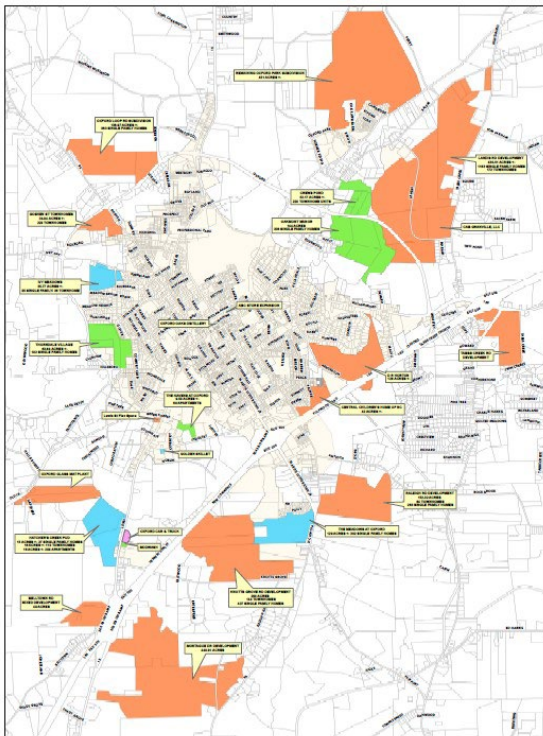
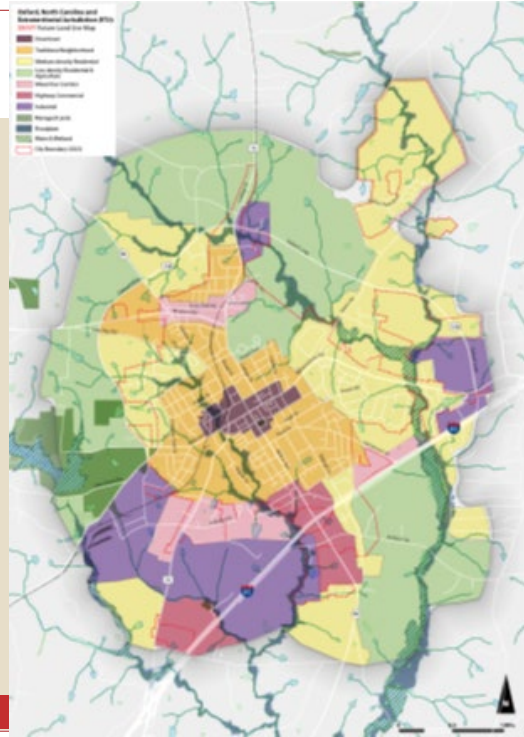
Downtown

- Overarching Priorities
 - Re-branding
 - DT Master Plan Update
 - Grants/Funding
 - Promoting Events & Businesses
 - Oxford Oaks Distillery/Verdigris Rest opening planned 3/23
 - Parking Study
 - Traffic/Pedestrian Plan
 - Visioning plan for Armory
 - Building/Business Inventory
 - Plantings for bulb-outs, median, roundabout



Planning

- Comp Land Use Plan
 - Improve civic pride
 - ✦ Engagement, safety
 - Invigorate Downtown
 - ✦ Housing, gathering
 - Cultivate diverse economy
 - ✦ Large, small business
 - Ensure equitable access
 - ✦ Parks, nature, facilities
 - Preserve/protect assets
 - ✦ Historic, cultural
 - Invest in infrastructure
 - ✦ Safe, high-quality service
 - Diversify housing supply
 - ✦ Types, cost



Development

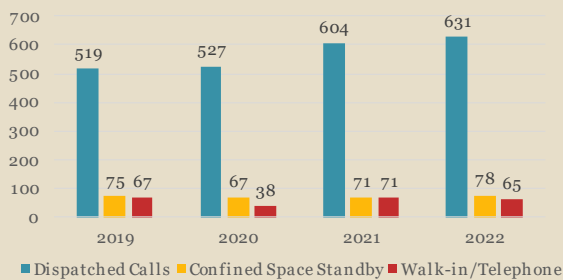
- 1127 units in process
 - 669 single family homes
 - 348 apartments
 - 110 town homes
- Near potential for 1221 more
- Growth impacts
 - Staff
 - Facilities
 - Response times
- Facilities Study
 - Current and future needs

Police Department

- Biggest priority is staffing
 - Take home cars 40m
 - Hiring bonus
 - Moving + Housing allowance
 - Covid + critical personnel bonus + merit pay
 - Career development plan + development pay
 - Salary scale shift
- Meeting needs, maintaining standards
 - Training – 40 hours/yr
 - ✦ Radar/Intoximeter/Sobriety for all patrol
 - ✦ Law Enforcement Ethics/Offy Conduct
 - ✦ Implicit Bias
 - ✦ De-escalation
 - ✦ Shoot/Don't shoot simulations
 - Stepping Up Diversion Program
 - Multiple case arrests/closures
 - Consider for future
 - ✦ Facility, Fleet



Fire Department



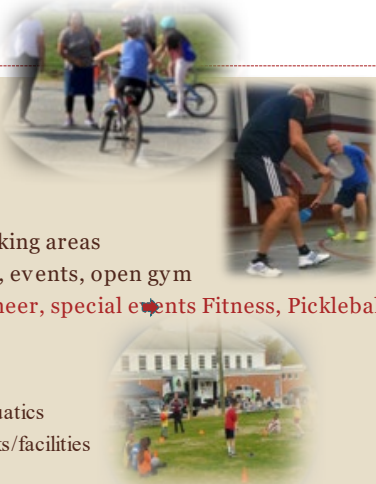
- Service/Inspection Calls Increasing
- Inspections include
 - Business/Industry
 - Child/Adult Day Cares
 - Group/Foster Homes
 - Orphanages
 - New Construction
 - Rough-ins+CoO's

*Re-Insp: Bus turnover/equip service

	SCHEDULED INSPECTIONS	RE-INSPECTIONS	PRE-PLANS	PLAN REVIEWS
2022	265	155	173	26
2021	112	26	171	19
COVID 2020	48	23	220	14
2019	105	47	73	18
2018	84	25	48	12

Parks and Recreation

- Parks & Rec Master Plan
 - 130+ park acres
 - 27 000 sq ft building
 - 10 base/softball/multiurpose fields
 - Pool, Trails, Shelters, Playgrounds, Dog Park, Parking areas
 - Adults + Youth programsmultiple sports, classes, events, open gym
 - ✦ Increases in basket/base/volleyball, tennis, cheer, special events Fitness, Pickleball x:
- a) Parks + Maintenance Goals
 - Park improvements + deferred maintenance
 - Expand system to meet needs, including park space + aquatics
 - Addressmaintenance capacity for current and future parks/facilities
- b) Programming + Operations Goals
 - Align marketing with City branding strategy to increase awarenessand enrollment
 - Expand programming/seek partners to meet community needs peMPlan community input/ survey
- > 55% of users are County residents



Public Works

- Christmas Cold – 18 calls for line issues in 3 days
- Considering AMI – Advanced Metering Infrastructure
 - ‘Smart’ meters auto-collect use data every 15 min vs once/month
 - Precise Billing / Leak detection / Tampering / Overflow – Can send alerts
 - Currently reading early 4000 meters/month
 - 2 FT readers + vehicles now, more needed with growth
 - Potential to start with new development
- Federal Lead and Copper Rule (LCR)
 - Control lead and copper in drinking water
 - Regular testing / corrosion control in place
 - Preliminary inventory of pub/private lines by 2024
 - Create replacement plan for known/possible lead service lines
 - Anticipate contracting to verify line type - Fed approved methods
 - ✦ Building records / Line replacement projects
 - ✦ Inspections / Customer swabs etc.



Board Goals 2.11.23



- **Staff Recruitment and Retention**
 - Pay, Benefits, Culture
- **Communication – Internal / External**
 - Partners (GC key), Branding, Community
- **Manage Growth- Comp Plan**
 - Utilities, Facilities, Housing Density/Cost, Traffic, ETJ
- **Economic Development**
 - Business support/recruitment, Developer Timeline, Available Workforce
- **Access to Amenities**
 - Trails, Open Space, Cultural/Social, Programs, Swimming
- **Financial Stability**
 - Minimum fund balance



Questions?
THANK YOU!

Mayor Jackie Sergent
Interim Manager Steven Harrell

RECESS

County Manager Drew Cummings acknowledged this was his first retreat day with this Board, and he considered it a successful day.

The Board recessed at 7:52 p.m. The meeting was scheduled to resume on Friday, February 24, 2023, at 9:00 a.m. at Creedmoor Community Center.

Respectfully submitted,
Debra A. Weary, NCMCC, CMC
Clerk to the Board