

**Camden County Board of Commissioners
Camden County Board of Education
Joint Meeting
March 29, 2023; 6:00 PM
Camden County Public Library**

MINUTES

A joint meeting of the Camden County Board of Commissioners and Camden County Board of Education was held in the Community Room of the Camden Public Library at March 29, 2023. The primary purpose of the meeting was to discuss matters relating to the construction of the new high school.

Board Members Present

Board of Commissioners: Chair Tiffney White, Commissioners Randy Krainiak, Sissy Aydlett and Troy Leary. Vice Chair Ross Munro participated via conference call beginning at 6:10 PM as permitted by the Remote Participation Policy. Staff Present: County Manager Erin Burke and Clerk to the Board Karen Davis.

Camden County Board of Education: Chair Jason Banks, Vice Chair Chris Purcell, Board Members Christian Overton, Kevin Heath and Magen O’Neal. Staff Present: Interim Superintendent Dr. Travis Twiford and Administrative Assistant Anita Cuthrell.

Others Present

Timmons Group Representative - Kim Hamby
Moseley Architects Representative – Ashley Dennis
M.B. Kahn Representatives - Bill Cram, Maggie Ditmar, Bill Ramsey

Call to Order

Chair Tiffney White called to order the Camden County Board of Commissioners and Chair Jason Banks called to order the Camden County Board of Education.

Consideration of the Agenda

Commissioner Aydlett offered a motion to approve the agenda as presented. The motion passed with four commissioners voting aye (White, Krainiak, Leary and Aydlett), and no commissioner voting no. Commissioner Munro joined by conference call at 6:10 PM.

Board of Education member Chris Purcell offered a motion, which was seconded by Board of Education Member O’Neal to approve the agenda as presented. The motion passed with all board members voting aye and no board member voting no.

High School Facilities Discussion

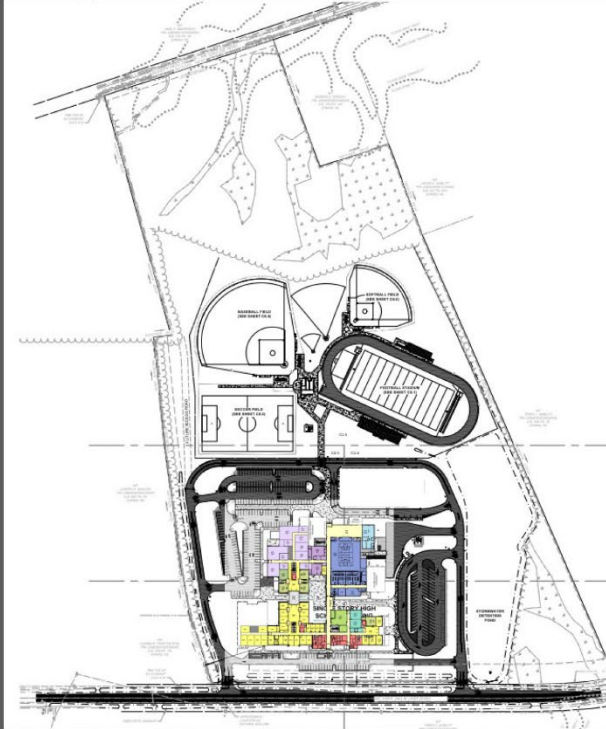
Maggie Dittmar included the following in her presentation to the Boards:

- Project History
 - May 2008: County Commissioners approved purchasing land for a new high school.
 - November 2017: County and District received approval for initial \$2.3 million grant for new high school.
 - March 2019: County Commissioners finance workshop where various options for funding a new high school were discussed by First Tryon, the County’s advisers.
 - March 2019: County Commissioners approved grant application for high school.
 - September 2019: County and District received facility study results. Conclusion: The high school must be replaced to make space for growing enrollment.
 - November 2019: County and District received approval for remaining \$10 million grant for new high school.
 - October 2019 - October 2020: District developed an education program for high school.
 - July 2020: County Commissioners approved preliminary site investigation on the proposed high school site.

- August 2020: County Commissioners approved the \$33 million ballot question for a total project budget of \$45,287,400 based upon a combination of a 10-cent property tax increase, sales tax revenues and the NC Grant funds.
 - November 2020: Voters overwhelmingly said Yes.
 - May 2020: MBK and Moseley receive Design Notice to Proceed.
 - May 2020 – December 2021: Design Progress
 - November 2020 – December 2021: County and District prepare required financial documentation and site evaluations for the USDA loan process.
 - January 2022: MBK prepared updated project budget for the grant application & paused design.
 - January 2022 – July 2022: Awaiting results of grant allocations and state budget.
 - April 2022: County and District received approval for additional \$27,712,800 million grant for new high school to increase grant award to a total of \$40 million.
 - July 2022: NC State Budget passed and County and District received an additional \$10 million grant for new high school to increase grant award to a total of \$50 million.
 - July 2022 – March 2023: County and District discuss potential options for site including a new site or purchasing property adjacent to the existing site.
 - July 2022 – March 2023: District discusses options for adding scope to the project.
 - March 2023: Property options are no longer available and the project will move forward on the original site (Highway 343).
 - March 2023: MBK presents prioritization of added scope to Board of Education.
- Additional Scope Prioritization – Each Camden County Board of Education member completed a survey designed to aid them in prioritizing scope for the high school project (contingent on funding availability). There were ten options for consideration and the results after averaging the individual rankings are as follows:
 1. Additional Classrooms
 2. CTE Revision
 3. Auxiliary Gymnasium & State Combo (or other combo)
 4. Field House
 5. Auxiliary Gymnasium
 6. Additional Early College Classrooms
 7. Synthetic Turf Football Field
 8. Auditorium
 9. Track Surface Upgrades
 10. Auditorium
- Parking Requirements – Kim Hamby and Erin Burke addressed the parking requirements.
 - Current Design: Major Educational Facility Classification (1 space / 300 sf)
 - Potential Design: Moderate Educational Facility Classification (1 space / 500 sf)
 - Proposed Design: Somewhere in the middle to accommodate high school campus needs for teacher, student, visitor and activity parking.

Ashley Dennis reviewed the Preliminary Revised Site Plan:

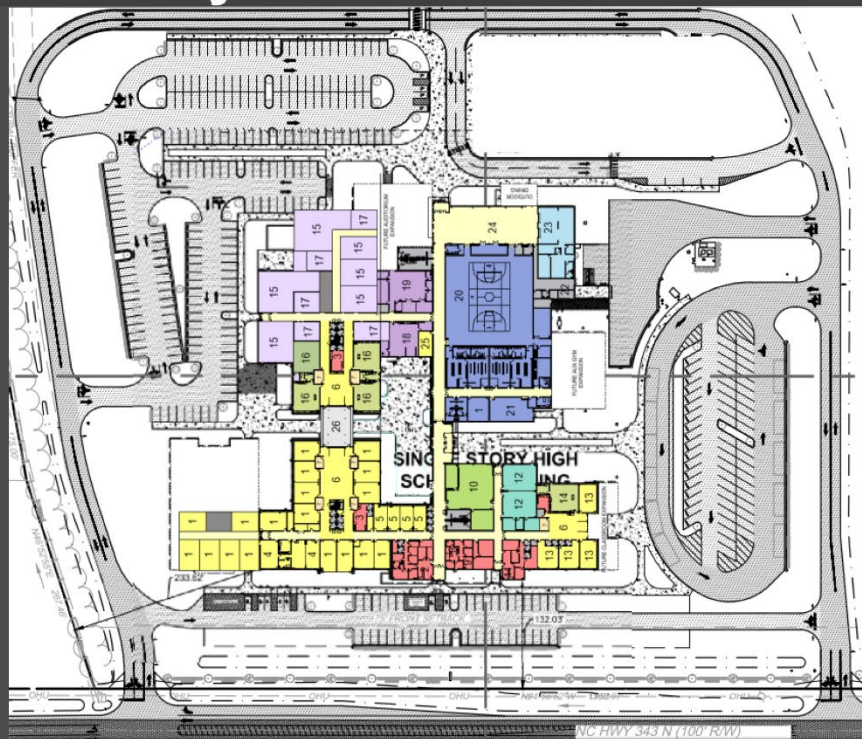
Preliminary Revised Site Plan



MOSELEYARCHITECTS

M. B. Kahn Construction Co., Inc.

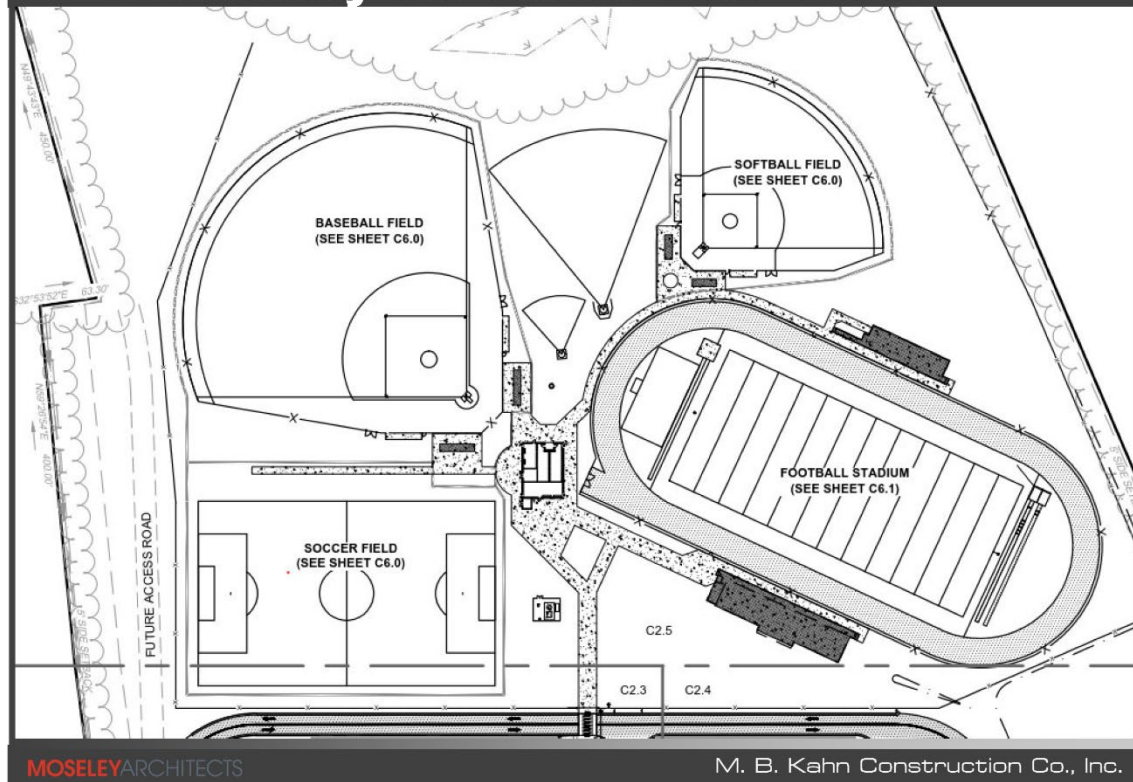
Preliminary Revised Site Plan



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Preliminary Revised Site Plan



Commissioner Randy Krainiak expressed concern in regard to flooding. Ms. Hamby explained that right now the elevation of the school is projected to be 3 feet above the road in the front and is very well protected from storms that have occurred such as Matthew.

Chair White confirmed that Commissioner Munro had joined the meeting by phone at 6:36 PM.

In regard to the two-story option, Ms. Dittmar stated that the funding amount that has been allocated does not allow for the time and effort for that it would take to look into that option. Ms. Dennis added that looking at the two-story option would also require additional conversation in regard to programming consideration. She added that there would not be a cost savings associated with transitioning to a two-story design. Ms. Dennis also noted that no one can answer as to what will fit in the budget because they have not been given the budget figure up to this point.

Vice Chair Munro requested that the Board reconsider the property located on Highway 158 across from the County Administration Building, which would allow for future growth.

Chair White stated that the Board had already been polled and it was decided that the school would be built on the original 343 site.

Commissioner Krainiak also expressed concern with the 343 site due to the space restrictions and safety and requested that it be on record that he is against the 343 location.

Dr. Banks noted that the 73% of the voters approved the Bond Referendum and requested that a budget be presented based on the results of that vote.

Board Member Chris Purcell inquired what an estimate would be for a two-story option. Mr. Ramsey stated that a second story with necessary changes would probably be at \$83 million.

There was some discussion on the budget but no official action was taken in regard to setting the specific budget for the project.

Ms. Dennis recommended that the team be directed to move forward with the two-story option and so that they could do the necessary work to present a plan. Mr. Ramsey stated that the design period could take 1 to 1 ½ months.

Chair Tiffney White offered a motion for MB Kahn and Moseley Architects to move forward with the two-story design. The motion passed with Chair White, Commissioner Aydlett and Commissioner Leary voting aye and Vice Chair Munro and Commissioner Krainiak voting no.

There being no further matters for discussion, a motion was made by Chris Purcell, and seconded by Kevin Heath, to adjourn the Board of Education. The motion passed unanimously with all members voting aye and no member voting no.

Chair White made a motion to adjourn the Board of Commissioners. The motion passed unanimously with all members voting aye and no members voting no.

The meeting was adjourned at 7:06 PM.