

**Camden County Board of Commissioners**  
**Annual Retreat**  
**March 5, 2020; 9:00 AM**  
**Camden Public Library**

The Camden County Board of Commissioners held its annual retreat on March 5, 2020 at the Camden County Public Library.

Present: Chairman Tom White, Commissioner Randy Krainiak, Commissioner Ross Munro.

Absent: Vice Chairman Clayton Riggs, Commissioner Garry Meiggs

Staff Present: County Manager Ken Bowman and Clerk to the Board Karen Davis.

Chairman Tom White called the meeting to order at 9:00 AM. The Board received information updates on the following.

**Project Updates/Information**

- Personnel Update
- South Mills Water Association
  - ♦ Current agreement provides up to 150K gallons/day.
  - ♦ Since the beginning of January 2020 SMWA is using about 150K gallons/day.
  - ♦ Current rate is \$6.17/1000 gallons and is in place for two years starting July 10, 2019.
  - ♦ The BOC sets the rates in Camden County. The rate is set to cover the cost of operation and debt service.
- Camden Plantation
  - ♦ Boyd Homes – Ken Merner and David Rudiger
  - ♦ 1700 Homes – May be reduced based on wetlands mitigation
  - ♦ Golf Course, Commercial Shopping
  - ♦ Land Sale Agreement for 13.25 acres at \$10K/acre, plus additional consideration in the form of infrastructure improvement (estimated to exceed \$150K).
  - ♦ Public water is provided by SMWA. Seller agrees to provide water to SMWA and SMWA agrees to purchase at a reasonable rate and then sell to Buyer.
  - ♦ Reverter Clause in place by the Seller to prohibit the Buyer from selling the property to another individual or entity within 3 years for profit of the Buyer.
  - ♦ Master Plan Amendment has been approved.
  - ♦ Staff is reviewing the conditional use permit and development agreement for changes related to amended Master Plan. Chairman signature and recording of Master Plan pending execution of the Sales agreement.
  - ♦ Sales agreement has been transmitted to Camden Plantation for signature.
  - ♦ State permits have been approved to begin Phase 1A. Phase 1A approval consists of US 17 entrance; 109 homes; clubhouse; golf course grading; construction start pending approval of water system plans by SMWA.
- Camden Commerce Park
  - ♦ Albemarle Electric - Installation of 3-phase power along Opportunity Dr. and six security lights at a cost of \$82,125.18
  - ♦ Eastern Carolina Engineering – Preparing RFP for bids to place drainage pipes and construct 300-foot gravel road into property identified on right side of main entrance.
  - ♦ Design of new marketing brochure in process.
- Camden County Complex
  - ♦ Will include space for County Administration; Parks & Recreation; Planning & Zoning; Water & Sewer; Taxes; Multipurpose Space to include a kitchen, elevated platform/stage, dividable open meeting space for seating of at least 200 round tables with the option to house a basketball court.

- ♦ The Complex will also include a Library and Senior Center.
- ♦ Wooten Company’s Space Needs Study indicates the Senior Center will require an exercise room, kitchen, pantry and dining area.
- ♦ In response to the RFQ eight applications were received and four firms were interviewed. Interview panel: Tom White, Ken Bowman, Dan Porter, and Bill Cram (MB Kahn).
- ♦ The firm recommended by the panel for architectural and engineering services is Boomerang Design from Raleigh, NC.
  - Suggestions include co-locating some of the services such as the library and civic center / senior center.
  - Safety and security-conscious when designing the buildings.
  - Currently doing work in Currituck and Dare Counties and travels through the area at least weekly to monitor progress.

**Motion to approve Boomerang as the design build company for the Camden County Complex.**

<b>RESULT:</b>	<b>PASSED [3-0]</b>
<b>MOVER:</b>	Randy Krainiak, Commissioner
<b>AYES:</b>	White, Krainiak, Munro
<b>ABSENT:</b>	Meiggs, Riggs

- New High School (Proposed)
  - ♦ Facility study completed by M.B. Kahn and information was shared with BOC and Board of Education in joint meeting.
  - ♦ School has received \$12.3M grant.
  - ♦ RFQ/RFP posted seeking a design build company to take the lead through the bond referendum and beyond to completion of the project if funded.
  - ♦ Rick Ott with M.B. Kahn met with Board of Education, CCHS staff and others to begin determining educational programming for the new school. Mr. Ott to meet with the Board of Education on March 5<sup>th</sup>, 6:30 PM at CCHS to share the results.
  - ♦ Deadline to submit information to be included on the November 2020 Election Ballot is July 31, 2020; Referendum to go on the November 2020 ballot.
- 2020-2021 Budget
  - ♦ Strive to maintain the same budget projections adopted in 2019-2020.
  - ♦ No tax increase.
  - ♦ Employee 2% COLA.
  - ♦ Possible Adjustments: Employee health care; increase to retirement system; general liability insurance; capital improvements.
  - ♦ Continue to minimize the financial impact of county operations on its citizens through mindful budgeting and frugal expenditures.
  - ♦ Fund capital goals as indicated in the Capital Improvement Plan.
  - ♦ Maintain a reserve fund balance in the accordance with the financial policies outlined and adopted in Resolution 2007-05-04.
  - ♦ Continue to provide outstanding government services at all levels.
  - ♦ Leases: Success Academy for 3’s and 4’s; EMS.
- Capital Improvement Projects (Approved 2019-2020)
  - ♦ Approved/Funded
    - Public Services Complex/Administration Campus
  - ♦ Recommended/Unfunded
    - Broadband
    - School Capital Improvements – Camden County Schools
    - Sewer Service Expansion US 158 East from Hardees to Country Club Area

- South Mills Wastewater Treatment Plant Filtration Pond
  - ♦ Identified/Unfunded
    - Construction of Additional Raw Water Wells
    - US 158 Sidewalk Extensions
- Rick Ott of M.B. Kahn presented an update on educational space programming needs for the new school and included the following:
  - ♦ 600 Students – 430 High School, 180 Early College
  - ♦ Design Goals – Safe/Secure; Transparent; Flexible; Collaborative; Sustainable
  - ♦ Design Considerations – Occupant Health/Safety; Flexible Learning Spaces; Public Shelter Design Criteria
  - ♦ Private Instructional Spaces / Public Community Spaces / Athletics
  - ♦ Space Summary – Learning Centers 1 & 2; Early College; Fine Arts Center; Physical Education/Athletics; Food Services.
  - ♦ Alternative – 400 seat auditorium (save 1800 sf); remove auxiliary gymnasium (save 6500 sf)
  - ♦ Management Schedule
    - Ballot Question Submission Deadline – July 31, 2020
    - BOC Action – June 2020
    - Public Sessions – May 2020
    - Referendum – November 2020
    - Design Phase – November 2020
    - Construction Phase – April 1, 2021
  - ♦ Next Steps
    - Coordinate w/ Financial Advisor and Bond Counsel
    - Finalize approval of referendum with Board of Commissioners
    - Finalize cost estimate
- Dr. Joe Ferrell, School Superintendent, clarified that upon construction of a new high school, his recommendation is likely to be that the current high school become the middle school. The current middle school could possibly house grades 4 and 5. Dr. Ferrell reiterated that the school system needs every building they currently have, in addition to a new high school.
- First Tryon Advisors
  - ♦ David Cheatwood gave a presentation on capital project lending options, available revenue sources, financing scenarios and a market update.

There being no further matters for discussion Chairman Tom White adjourned the retreat at 3:35 PM.

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Tom White, Chairman  
Camden County Board of Commissioners

ATTEST:

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Karen M. Davis  
Clerk to the Board of Commissioners