

Camden County Board of Commissioners
Annual Retreat
March 3, 2021; 9:00 AM
Fairfield Inn - Elizabeth City, NC

The Camden County Board of Commissioners held its annual retreat on March 3, 2021 at the Fairfield Inn in Elizabeth City, North Carolina.

Present: Chairman Tom White, Vice Chairman Ross Munro, Commissioners Clayton Riggs, Randy Krainiak, and Tiffney White.

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.

A motion to approve the agenda was offered by Vice Chairman Munro. The motion passed unanimously with all members voting aye.

The Board received information updates on the following from County Manager Ken Bowman:

Project Updates/Information

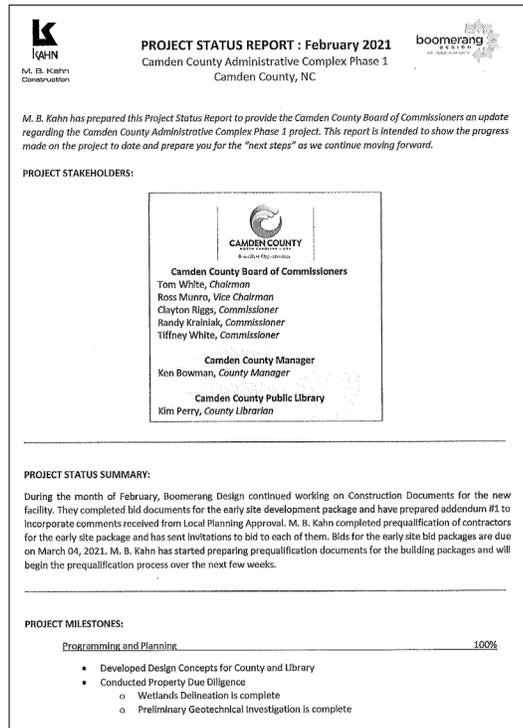
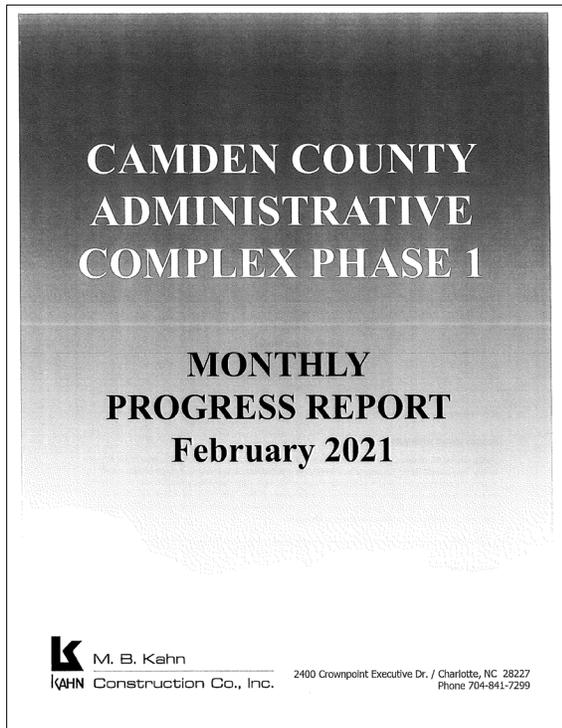
- 2021-2022 Budget Highlights
 - ♦ Strive to maintain the same department budget projections that were adopted in 2020-2021.
 - ♦ Tax Increase
 - \$.10 increase for new school debt service
 - \$.03-.04 for operational costs
 - ♦ COLA 1-2% for staff
 - ♦ Capital Projects
 - ♦ Possible Adjustments: Employee healthcare (1-2% increase); dental (4% increase); life insurance (no change); Increase to retirement system (1-2% increase); general liability insurance (March 10th earliest to get numbers)
 - ♦ Continue to provide outstanding government services at all levels.
 - ♦ 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 accordance with the financial policies outlined and adopted in Resolution 2007-05-04.
 - ♦ Current General Fund Budget FY 2020-2021 - \$13,422,913.
- Lease – Emergency Medical Services
 - ♦ To be reviewed / updated this year.
- Lease – Success Academy (former NCDC Building)
 - ♦ To be reviewed / updated this year.
- Capital Projects (Draft)
 - ♦ Approved / Funded
 - Administration/Public Services Complex Campus
 - Camden County High School
 - Broadband Infrastructure
 - ♦ Recommended / Unfunded
 - South Mills Wastewater Filtration Pond
 - Wastewater Expansion US 158 East from Hardee’s to Country Club Road
 - ♦ Identified / Unfunded
 - New raw water well
 - US 158 Sidewalk Extension
 - South Mills Boat Ramp and Park

- South Mills Wastewater Expansion and Disposal

- Unified Development Ordinance

- ♦ Chapter 160D is a new chapter in the General Statutes that consolidates land use regulations found in GS 153A for counties and incorporates into law the decisions handed down over the years since the initial laws were written.
- ♦ The new chapter is the result of over 4 years of drafting and submitting to the legislature by the NC Bar Association, NC Homebuilders Association, UNC School of Government, the NC Chapter of the America Planning Association, and reviewed by planners and lawyers from around the state.
- ♦ The changes are necessary to comply with a new state law embodied in General Statute 160D.
- ♦ Staff has arranged the text changes in two groups. The first group simply replaces UDO General Statute citation references to Chapters 153A and 160A to the correct Chapter 160D sections. The second group is substantive text changes that either replace old language, or adds new language/requirements which generally codify decisions of the court system.
- ♦ The deadline for cities and counties to make the necessary changes to comply with the new law is July 1, 2021.
- ♦ Recommend a mini-workshop hosted by the Planning Department to discuss further changes / modifications to the current UDO.

- County Administration Complex – Library



- New High School



NEW CAMDEN COUNTY HIGH SCHOOL
Project Update

During the month of February, the Design-Build team, M. B. Kahn and Moseley Architects:

- Continued schematic design, including updating the design to incorporate input from the faculty and staff gathered during meetings held in December and January
- Conducted multiple meetings with District leadership to review floor plan and site plan options
- Continued monitoring construction costs and updating estimates updated to reflect current market conditions
- Began preparing a formal schematic estimate for review
- Began finalizing the project website that the community will be able to access for updates throughout the project

Over the next 30 days, the team anticipates:

- Submitting a completed schematic design to project stakeholders (Anticipated March 11th)
- Submitting a schematic estimate to the project stakeholders (Anticipated March 11th)
- Meet with NC DOT for Site Design review and approval
- Moving forward with the design on an early site development package
- Sharing a live project website with community members (Anticipated March 5th)

3/2/2021

- Broadband

- ♦ Fiber is being placed along Rt 343 from Shipyard Road to the water tower.
- ♦ The enclosure and generator are in place at the water tower.
- ♦ Antennas are installed on the water tower. Service will extend approximately 5 miles around the tower.
- ♦ Fiber is being placed from the water tower north to the Commerce Park traveling along Old Swamp Road.
- ♦ Microelectronics Center of North Carolina (MCNC) to connect in Elizabeth City.
- ♦ By mid-March the water tower should be activated.

- South Mills Water Association

- ♦ The current agreement provides up to the 150k gallons of water per day.
- ♦ Since the beginning of January 2020 SMWA is using about 150,000 gallons of water per day.
- ♦ The 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.

- South Mills Landing

- ♦ On February 15th the Order approving the preliminary plat and the Development Agreement were fully executed and recorded on Thursday, February 18th.

- ♦ Annual Development Schedule spreadsheet shows the number of houses at each stage of final plat, construction drawings, and occupancy. It also shows fees to the county for water and sewer connections.
- ♦ SML has received an extension of their allotment of water connections from SMWA for the first phase of 129 houses. The engineer has contracted with Timmons Group to study the SMWA waterlines impacting their development to determine what, if any, improvements are needed; similar to the study that Timmons did for Camden Plantation.
- ♦ The preliminary plat has been approved by the BOC and the engineer is working on the construction drawings and the stormwater plan.
- 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 per acre
 - ♦ 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.
 - ♦ A Reverter Clause is 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.
 - ♦ All state permits have been approved to begin Phase 1A.
 - ♦ Water plans have been submitted for State approval.
 - ♦ Phase 1A approval consists of US 17 entrance / 109 homes / clubhouse / golf course grading
 - ♦ Construction start pending approval of water system plans by SMWA
 - ♦ Water system will require pressure testing to determine if fire hydrants can be supported or if alternate fire suppression improvements are needed.
- Camden Commerce Park Upgrades
 - ♦ Albemarle Electric Work – Completed along with street lights in place
 - ♦ 3-Phase Power has been installed along Opportunity Drive
 - ♦ The new entrance into Mangum Property is complete with drainage pipes and a 300-foot gravel road into the property.
 - ♦ Southeastern Equipment purchased Lot 3 (16+ acres)
 - ♦ Road extensions along Opportunity Drive to Fink property and to Southeastern Equipment
 - ♦ The dirt berm has been leveled and property seeded.

There being no further matters for discussion, Chairman Tom White adjourned the retreat at 12:36 PM.

ATTEST:

Tom White, Chairman
Camden County Board of Commissioners

Karen M. Davis
Clerk to the Board of Commissioners