

**Camden County Board of Commissioners Retreat
February 23, 2022; 8:30 AM
Fairfield by Marriott, Elizabeth City**

MINUTES

The Camden County Board of Commissioners held its annual retreat on February 23, 2022 at the Fairfield Inn in Elizabeth City, North Carolina.

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

Staff Present: County Manager Ken Bowman, Finance Officer Stephanie Jackson and Clerk to the Board Karen Davis.

Chairman Ross Munro called the meeting to order at 8:37 AM.

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

- 2022-2023 Budget Highlights
 - ♦ Strive to maintain the same department budget projections that were adopted in 2020-2021.
 - ♦ No tax increase proposed.
 - ♦ COLA 1-2% for staff; other localities across the state are proposing 5-7%. Inflation is a 7.53%, highest in 40 years.
 - ♦ Possible Adjustments: Employee healthcare (1-2% increase); dental (4% increase); life insurance (no change); Increase to retirement system (1-2% increase); general liability insurance (2nd week of March 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 2021-2022 - \$14,061,485.
 - ♦ American Rescue Act
 - ♦ Solid Waste
 - ♦ Emergency Medical Service (EMS) – Current contract (3-years) signed on June 11, 2021; current year is \$613,376. 2022-23 cost is \$630,750.
 - ♦ New Library Payments
 - 1st payment due to Truist June 30, 2022 in the amount \$399,501.75
 - Current annual lease payment is \$65,600
 - ♦ American Rescue Plan
 - ♦ Office of State Budget and Management (OSBM) State Directed Grant
- Capital Projects
 - ♦ Approved/Funded
 - Library / Administration / Public Services Complex Campus
 - Camden County High School
 - Broadband Infrastructure
 - ♦ Recommended / Unfunded
 - South Mills Waste Water Filtration Pond
 - Waste Water Expansion US 158 West 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 Waste Water Expansion and Disposal
- South Mills Water Association
 - ♦ Current arrangement provides up to 150k gallons of water per day with an additional 15k gallons approved for Keeter Barn Road project.
 - ♦ Since the beginning of January 2020 SMWA is using about 150,000 gallons per day.
 - ♦ Current rate is \$6.91/1000 gallons.
 - ♦ Approximately 1400, of which 1150 are already being served by South Camden (resale through SMWA) and 250 in the core village.
- South Mills Landing
 - ♦ The Order approving preliminary plat and the Development Agreement were fully executed on February 15th. The Development Agreement was extended for one year as of February 7, 2022.
 - ♦ SML has received an extension of their allotment of water connections from SMWA for the first phase of 129 houses.
 - ♦ Preliminary plat approved by the Board of Commissioners and the engineer is working on the construction drawings and the stormwater plan.
- Camden Lakes (formerly 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
 - ♦ Albemarle Electric work complete, along with street lights in place
 - ♦ 3-phase power installed along Opportunity Dr.
 - ♦ New entrance into Mangum property 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

There being no further matters for discussion, Chairman Munro adjourned the retreat at 12:42 PM.

ATTEST:

Ross B. Munro, Chairman
Camden County Board of Commissioners

Karen M. Davis
Clerk to the Board of Commissioners