

Camden County Board of Commissioners

Board of Equalization and Review

8:00 A.M.

and

Special Meeting

9:30 A.M.

April 14, 2005

Camden County Courthouse

Camden, North Carolina

MINUTES

The recessed meeting of the Equalization and Review Board was held Thursday, April 14, 2005 at 8:00 a.m., prior to the Camden County Board of Commissioners Special Meeting at 9:30 a.m., in the Camden County Courthouse, Courthouse Complex.

The following members were present:

Chairman Melvin J. Jeralds
Vice Chairman Clayton D. Riggs
Commissioners Jeffrey B. Jennings, Carolyn Riggs, and Mike Andrews
County Manager Randell Woodruff
Clerk to the Board Ava Murgia

Also attending was Attorney Herbert Mullen, and Tax Administrator Mary Rhodes.

Commissioner Mike Andrews arrived at 9:08 a.m.

Chairman Jeralds called the recessed Equalization and Review Board meeting to order and called upon Ms. Rhodes to review the scheduled tax value appeals.

Raymond Edinger

Ms. Rhodes stated Mr. Raymond Edinger was appealing the value of a heating system change. Mr. Edinger was present.

Ornie McCoy and B.F. McCoy Heirs

Ms. Rhodes stated Mr. McCoy was not present, but was concerned with the loss of the use of the land due to FEMA changes. Mr. McCoy is being charged farm use values.

Mark Gregory – Tark & Associates, Inc.

Ms. Rhodes stated Mr. Gregory was concerned regarding the value of the business building compared to the recent appraisal. Mr. Gregory was present.

Commissioner Clayton Riggs made a motion to adjust the building classification to match similar buildings in the county. The motion passed with Chairman Jeralds, Commissioners Jennings, Carolyn Riggs, Clayton Riggs, and Andrews voting aye; no Commissioner voting no; no Commissioner absent; and no Commissioner not voting.

Clyde Coughenour

Ms. Rhodes stated she had received a letter from Mr. Coughenour regarding his property being declared wetlands. Mr. Coughenour was not present.

John Aydlett

Ms. Rhodes stated Mr. Aydlett is appealing his tax value because the inside and structure are outdated. Mr. Aydlett is concerned regarding his grade compared to other homes in his neighborhood, and that the new heating/ac system had increased his value. Mr. Aydlett was not present.

George Taylor

Ms. Rhodes stated Mr. Taylor was not present and is waiting for Hyman & Robey's survey document to declare wetlands.

Florence Stevens

Ms. Rhodes stated Mr. Stevens was taxed as commercial and the building (known as the Berry Boys Store) was torn down. Mr. Stevens was concerned about the value due to test wells located on the property. Sprint has recently acquired an easement to use a portion of the property. Mr. Stevens was not present.

Recess

There being no other appeals, Chairman Jeralds recessed the Equalization and Review Board until Monday, April 18, 2005 at 7:00 p.m. or as soon thereafter as the agenda allows.

The Equalization and Review Board recessed at 9:34 a.m.

Camden County Board of Commissioners

Special Meeting

April 14, 2005

9:30 A.M.

Camden County Courthouse

Camden, North Carolina

MINUTES

The special meeting of the Camden County Board of Commissioners was held Monday, April 14, 2005 at 9:30 a.m., following the Board of Equalization and Review, in the Camden County Courthouse, Courthouse Complex.

The following members were present:

Chairman Melvin J. Jeralds

Vice Chairman Clayton D. Riggs

Commissioners Jeffrey B. Jennings, Carolyn Riggs, and Mike Andrews

County Manager Randell Woodruff

Clerk to the Board Ava Murgia

Also attending was Planning Director Dan Porter, Water Plant Manager David Credle and Finance Officer Clarann Mansfield.

Chairman Jeralds called the special meeting to order and stated this is a special meeting workshop and no comments from the public will be taken.

Commissioner Carolyn Riggs made a motion to recess the special meeting until 7:00 p.m. or until a later date.

Chairman Jeralds stated the special meeting was called and under the rules of the Chairman, the motion does not have to be entertained, but if the Board feels like they would like to recess the meeting, then they could vote on the motion. No Commissioner voted for the motion and no Commissioner voted against the motion. The motion failed for lack of vote, and no Commissioner appealed from the decision of the Chairman.

Chairman Jeralds called upon the County Manager Randell Woodruff for presentation of information regarding the cost of building the sewer treatment plant and the Camden Intermediate School.

Discussion Regarding Sewer Financing

County Manager Randell Woodruff stated that this was an informal work session to provide information to the Board to assist in their decision regarding the sewer treatment plant. The discussion will be on the sewer system, intermediate schools, financing, and a closed session will be held.

Commissioner Jennings asked if the sewer system should be discussed in the South Camden Water and Sewer District Board of Directors meeting

County Manager Randell Woodruff stated they are discussing a financing issue that was related to the Board of Commissioners, and no actions would be taken at this special work session.

County Manager Randell Woodruff reviewed a power point presentation of sewer system costs, financing, and funding for the Keeter Barn and Camden sites. Mr. Woodruff recommended a 100,000 gallon per day waste water treatment plant.

Commissioner Clayton Riggs stated that the Board needs a concerted effort to do something to progress, one way or the other, by the time the Board votes to approve the budget. When the budget is approved the Board needs to know which way to go, step forward and do the project, and get the sewer treatment plant underway or the county will be in a position where the county can not commit the monies.

Commissioner Andrews stated that the citizens needed to be aware that not all grants are free, that there are matching funds.

County Manager Randell Woodruff stated that all the grants for the sewer treatment plant are free. They are federal money coming back to Camden County.

Commissioner Andrews questioned the cost to operate the sewer treatment plant.

County Manager Randell Woodruff stated at the last calculation it would cost the county \$180,000.00 a year for the Keeter Barn site.

Commissioner Andrews questioned if the original plan for the size of the sewer treatment plant was for 100,000 or 200,000.

Commissioner Jennings stated originally it was for 100,000 gallon plant but at that time when construction cost were not as inflated as they are now, the plant was engineered for 200,000 gpd.

County Manager Randell Woodruff stated it was decided in 2003 for the 200,000 gpd plant.

Commissioner Andrews questioned what happened from the time that the monies were available for building the sewer treatment plant to now when it is over budget and questioned why is the county at the point now where it is, put up or shut up, because the county would lose everything.

Commissioner Jennings responded that it was because site location became an issue.

County Manager Randell Woodruff assured Commissioner Andrews that if a decision is not made immediately, that the county would lose the grant monies, but the more there is a delay, the more the cost increases.

Commissioner Clayton Riggs stated that if one agency does not commit to the funds, then another agency will try to receive the funds.

County Manager Randell Woodruff explained that when the legislature appropriates the money to the Rural Center, and the Rural Center has not spent the money, then the legislature will ask the Rural Center why that money has not been used.

Commissioner Andrews questioned if any delay was caused by the original grant paperwork in locating the plant in Burnt Mills.

County Manager Randell Woodruff stated that the Rural Center was concerned that they were never properly notified of the site change, but it did not cause any delay.

Commissioner Andrews questioned if Burnt Mills was ever a viable site.

County Manager Randell Woodruff stated the site was considered but at the time the application was submitted, the site was not purchased, and then the property owner would not agree to sell the property. The application was never updated and the Rural Center does not get involved in where the plant is located.

Commissioner Andrews stated that Eric Weatherly of Hobbs UpChurch has resigned, and what is Hobbs UpChurch going to do to keep this job floating.

County Manager Randell Woodruff stated he had spoken recently with Fred Hobbs, part owner of Hobbs UpChurch, and Mr. Hobbs assured him that he is very committed to assisting Camden County in following through and having this project completed. Mr. Hobbs will be meeting with Eric Weatherly and the Hobbs UpChurch staff to develop a transition plan.

Commissioner Andrews stated that the county is paying Hobbs UpChurch a lot of money and he would like Mr. Hobbs to address the Board personally.

County Manager Randell Woodruff stated he would contact Mr. Hobbs with the request.

Discussion Regarding School Financing

County Manager reviewed spreadsheets and the ad valorem tax increase. Increasing the tax rate .13 cents would generate approximately \$611,000.00 that could be used to pay the annual debt service on the Intermediate School. This would be a 17% increase in the current tax rate. An adjustment could be made when the revaluation becomes effective on January 1, 2007.

Following review of the information received from the school, County Manager Randell Woodruff stated that the USDA loan was at 4-1/4 % for forty (40) years.

Following discussion, County Manager Randell Woodruff stated a joint meeting with the Board of Education was scheduled for Tuesday, April 19, 2005 at 7:00 p.m. in the Grandy Primary School Board Room to further discuss the needs of the school.

Closed Session

Commissioner Andrews made a motion to amend the closed session agenda to omit consultation with attorney. The motion passed with Chairman Jeralds, Commissioners Jennings, Carolyn Riggs, Clayton Riggs and Andrews voting aye; no Commissioner voting no; no Commissioner absent; and no Commissioner not voting.

Commissioner Carolyn Riggs made a motion to go into closed session pursuant to G.S. 143-318.11(a)(5) for the purpose of discussing acquisition of property. The motion passed with Chairman Jeralds, Commissioners Jennings, Carolyn Riggs, Clayton Riggs and Andrews voting aye; no Commissioner voting no; no Commissioner absent; and no Commissioner not voting.

The Commissioners entered closed session at 10:50 a.m.

Commissioner Andrews made a motion to come out of closed session and back into regular session. The motion passed with Chairman Jeralds, Commissioners Jennings, Carolyn Riggs, Clayton Riggs and Andrews voting aye; no Commissioner voting no; no Commissioner absent; and no Commissioner not voting.

The Commissioners re-entered regular meeting at 11:03 a.m.

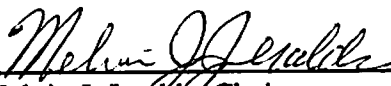
Upon entering regular session, Chairman Jeralds called for any motions.

Hearing no motions, Chairman Jeralds proceeded with the meeting.

Adjournment

There being no further business to come before the Commissioners, Commissioner Andrews made a motion to adjourn the meeting. The motion passed with Chairman Jeralds, Commissioners Jennings, Carolyn Riggs, Clayton Riggs and Andrews voting aye; no Commissioner voting no; no Commissioner absent; and no Commissioner not voting.

The meeting adjourned at 11:04 a.m.



Melvin J. Jeralds, Chairman
Camden County Board of Commissioners

ATTEST:



Ava Murgia
Clerk to the Board