

**CAMDEN COUNTY BOARD OF COMMISSIONERS**

BOC - Regular Meeting – May 15, 2017

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**Camden County Board of Commissioners**

**May 15, 2017**

**Closed Session – 6:00 PM**

**Special Meeting - 7:00 PM**

**Historic Courtroom, Courthouse Complex**

**Camden, North Carolina**

**MINUTES**

A special meeting of the Camden County Board of Commissioners was held on May 15, 2017 in the Historic Courtroom, Camden, North Carolina. The following Commissioners were present:

**WELCOME & CALL TO ORDER**

<b>Board Member</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Clayton Riggs	Chairman	Present	5:50 PM
Tom White	Vice Chairman	Present	5:50 PM
Garry Meiggs	Commissioner	Present	5:50 PM
Randy Krainiak	Commissioner	Present	5:50 PM
Ross Munro	Commissioner	Remote	5:50 PM

<b>Staff Members</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Michael Brillhart	County Manager	Present	5:50 PM
Stephanie Humphries	Finance Director	Present	5:50 PM
John Morrison	County Attorney	Present	5:50 PM
Karen Davis	Clerk to the Board	Present	5:50 PM

<b>Other Staff Present</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Dan Porter	Planning Director	Present	5:50 PM
Amy Barnett	Assistant Clerk to the Board	Present	5:50 PM
Charlie Bauman	Economic Development Director	Present	5:50 PM

Commissioner Munro did not participate in the closed session.

Others present for purposes of speaking in regards to public hearing for Ordinance 2017-05-01 Solar Farm Ordinance: Mark Pearson of Solar Access, USA; Kenny Habul, SunEnergy1; Herbert Mullen, Camden, NC; Douglas Cartwright, Camden, NC;

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## 6PM CLOSED SESSION

Motion to go into closed session for the purpose of consultation with the county attorney and discussion of land acquisition and economic development incentives.

Commissioner Ross Munro did not participate in the closed session.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak
<b>ABSENT:</b>	Munro

Motion to come out of closed session.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak
<b>ABSENT:</b>	Munro

Motion to recess until the 7:00 PM Open Session.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak
<b>ABSENT:</b>	Munro

## 7PM OPEN SESSION - RECONVENE BOC

Chairman Riggs re-convened the Camden County Board of Commissioners at 7:00 PM.

## INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Garry Meiggs gave the invocation and led in the Pledge of Allegiance.

### 1. PUBLIC COMMENTS

None.

### 2. CONSIDERATION OF AGENDA

Motion to approve the agenda as presented.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Garry Meiggs, Commissioner
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

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## 3. PUBLIC HEARINGS

Motion to go into Public Hearing for Ordinance 2017-05-01 Solar Farm Ordinance.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

Chairman Riggs recognized Mr. Dan Porter of the Camden County Planning Department. Mr. Porter stated that after research made no changes to the ordinance since the last meeting but did provide a handout from comments received from the public.

Mr. Porter went through each item of the ordinance and provided further explanation of each.

- 1) No changes.
- 2) Mr. Porter explained that there are large tracts of property with farms that the actual boundary plot line may fall within the restricted area but they only want to put the solar facilities on a different section of the farm.

Chairman Riggs questioned if the solar was private, the size that would power a home; if the county would regulate.

Mr. Porter stated that there is a provision for small solar arrays that are specifically for onsite residential or business use. That is a separate category. The ordinance solely addresses solar farms.

Chairman Riggs confirmed that if an individual wants to power their home by solar that would require a different permit.

Chairman Riggs questioned the one-mile buffer outside the core area. He questioned if one mile is excessive.

Commissioner Krainiak stated that it is excessive.

Chairman Riggs stated that if a mile buffer is added that is taking a larger area of the county. At this point he did not agree or disagree. He questioned the necessity of an entire mile or if it should be addressed.

Mr. Porter shared two objectives of the Planning Board: 1) To protect the citizens from the standpoint of the visual impact of the solar farm. 2) To look at location in terms of the development of the county. The comprehensive plan has pointed to the idea of trying to create core villages and then transition areas away from that for development and the maintenance of rural areas. The county is in the process of providing infrastructure, particularly sewer

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infrastructure, in the core villages and possibly expanding that sometime in the next ten to twenty years out beyond the core villages. The idea is to not allow solar farms within those areas where the county would prefer to see more concentrated development. The distance is up for debate. Mr. Porter does not feel it is feasible to try and establish locations by zoning district. If a solar farm is required to rezone a property from residential to commercial then all of the possible uses must be considered that would be in that commercial zone. For example, someone may want to put a solar farm there and get it rezoned for that and decide not to proceed and then proceed with some other commercial use.

Chairman Riggs stated that he had some concern for the necessity of the mile buffer.

Commissioner White stated that it is also a concern to him. He suggested a half-mile or three-quarters of a mile would be sufficient. He would prefer to have more solar farms with the setbacks and the buffers than to have 100 acres of housing, which increases school enrollment and needed services. The solar panels will recapture farm use tax as well as increased revenue on the equipment that is on the property. It will increase revenue for the county as opposed to costing the county. Solar farm also gives citizens the opportunity to profit.

Commissioner Krainiak questioned whether the buffer is something new in relation to the core or if it is just geared up for the solar panels. It is his opinion that the mile buffer is excessive. Commissioner Krainiak is of the opinion that no setback is necessary for the buffer.

Commissioner Meiggs has an issue with requiring any electric generation structure that is a minimum of six feet to be located at the rear of the property. It is necessary to be as close to the location of the property line as possible.

Mr. Porter stated that the statement is not in the ordinance; it was a comment received from the public. He stated that a solar panel is a part of the electric generation structure so that would mean not having solar panels except at the rear of the property, which kind of cover the property.

Chairman Riggs stated that the buffer distance needs to be determined.

In regard to standard number five Chairman Riggs questioned as to whom assumes the responsibility of keeping the 100-foot buffer cut to a standard height.

Mr. Porter responded that the property owner or the developer assumes the responsibility for the maintenance; dependent upon the lease agreement.

In regard to standard number nine, Mr. Porter suggested that verbiage be added to include any revisions to NAICS 22119.

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In regard to standard number eleven, Commissioner White suggested to eliminate the irrevocable letter of credit because the bank has to approve those every year. The bond is a better option.

Attorney Morrison explained that the general statute states that the irrevocable letter of credit must be offered. He suggested adding verbiage to include not renewing or extending it but amending it in any way. Attorney Morrison questioned Mr. Porter as to the frequency of letters of credit.

Commissioner Meiggs questioned the feasibility of a solar tax.

Attorney Morrison stated the ability to impose a solar tax would be dependent upon the enabling statute as given to the county by the General Assembly.

Mr. Porter stated that in looking at the model template for the state, the state does not require a guarantee. There are other counties that require a guarantee in that if a solar farm is not decommissioned according to the statute, that is violation of the ordinance and treated as such.

Commissioner Meiggs questioned the length of time it would take to rebuild a solar farm facility.

Chairman Riggs recommended adding verbiage to standard number thirteen which would include in the event a facility is being upgraded or reconditioned, that the 12-month period would not go against it.

Mr. Porter stated that a representative from the Department of Environment and Natural Resources suggested that the decommissioning plan should include the specifications for the types of materials being used and any update to the decommissioning plan will need to have the same information due to advances in technology. Mr. Porter stated that if there is a transfer of ownership the county must make sure that the guarantees transfer with the change.

Chairman Riggs opened the floor for public comments.

Mark Pearson of Solar Access, USA commented on behalf of the Cartwright family who owns property on 343 South in Camden County. He stated that the project will generate at least 50 temporary construction jobs over six months.

Chairman Riggs questioned as to the number of Camden County citizens that are included in the job count.

Mr. Pearson stated the employees could be citizens of Camden County and it would be his desire to hire locally. In regard to the tax benefit, the Cartwright family had sent to the commissioners a University of North Carolina study which discussed the tax implications of solar farms in

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North Carolina. The report stated anywhere from 10x to 100x is the increased tax revenue, which are all taxes without any funding that must come back to support the land development. In regard to the matter concerning 24/7 construction, the county may place a stipulation as to when construction may or may not take place. In regard to the way locally-generated power works, once the solar field is on the property it is connected to the 3-phase power. The 3-phase power is what delivers the electricity through the entire western side of the county that's in the Dominion footprint. The tax subsidies come in when the facility is built. The subsidies will go away over time but will have no bearing on a system that's already built. Dominion does not allow others to generate electricity on this scale and sell to Dominion's customer base. The project will end up in the hands of Dominion.

Mr. Pearson stated that earlier in the year before the ordinance the Cartwright family put in an application. After the application was submitted the moratorium was passed. When the moratorium was over the ordinance basically stated the Cartwright family had lost their property rights to build a solar farm. Mr. Pearson expressed their dissatisfaction with the situation. In regard to the buffer, from the property line is 50 feet to the fence. In between the property line and the fence is where the vegetative buffer will be placed. In addition there is another 50 feet to the solar panels. Conforming with the 100-foot standard is not a problem. It is Mr. Pearson's suggestion that the vegetative buffers be placed at least every 10 feet or every 5 feet at a zig-zag pattern and have it grow at least 15 feet tall. If the buffers are placed correctly the panels are not seen. Mr. Pearson stated that the decommissioning plan is fine, except that it doesn't take into account the salvage value.

Kenny Habul, CEO and President of SunEnergy1, thanked the board for the opportunity to speak. Mr. Habul expressed gratitude to the board for the opportunity to build a system in Shiloh. He gave the history of the company and examples of his knowledge of the industry. In regard to ordinance standard number eight, the 20-foot structure reference is not applicable to solar. He suggested it be 8 or 9 feet, which is the maximum height the panel tilts when it's tracking the sun. The interconnection agreement that's given by Dominion to the owner of the system is a federal right and that right is protected in perpetuity. Mr. Habul has never seen a system decommissioned or abandoned. If the system makes \$800,000 a year it is his opinion that no one is going to abandon such an asset. He stated that the salvage value must be taken into account; for example the copper, aluminum, steel posts. It is his opinion that a developer should have the right to have the value appraised. The tax abatement will not last forever. At some point that system will be taxed at 100%. Mr. Habul suggests that one thing the county can do is increase the cost of the building permit. He believes it is an unnecessary burden to post a bond or letter of credit; that there is no benefit to the county in doing so.

Attorney Morrison asked for further information in regard to Mr. Habul's educational background.

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Mr. Habul shared his background as an industry laborer and electrician. From there he turned to the business side of the industry. He has received various awards for his leadership in the industry. He will be lecturing at MIT concerning the business of solar and technology changes in the last ten years. He referenced the system built in Currituck that sells power to MIT. MIT is now using that as a research facility into solar. He has lectured at American University in Washington, D.C.

Chairman Riggs questioned the matter of taxes and fees.

Dan Porter explained that permit fees vary greatly. After researching the matter, the Planning Department decided upon a fee of 50 cents per panel. The general statute states that there must be a nexus between the amount of the fee and the cost of providing the service.

Attorney Morrison questioned Mr. Porter of his knowledge of any other fee that may be charged.

Mr. Porter mentioned the possibility of a business tax. Currently the county charges a one-time zoning permit fee for any business in the county. The General Assembly limits the ability of counties in regard to business license fees.

Attorney Morrison stated the trend of legislation in the General Assembly is deregulation on land use and development. He questioned Mr. Porter in regard to a possible mechanism that would be available to the commissioners to charge a fee and such an amount that would eliminate the necessity for a decommissioning fee.

Mr. Porter responded that he would look into that possibility.

Chairman Riggs discussed the possibility of charging more for the permit and taking into consideration the salvaging fee.

In regard to the issue of salvage value, Mr. Porter explained that the value may be higher than what is needed to decommission the property. On the most recent application that he saw, the salvage value is more than the decommissioning cost. Therefore no bond was required. Another issue is that the county has no way of accessing the salvage value. If the facility is not decommissioned properly then the property owner may obtain access to the salvage. Mr. Porter explains that if a project is abandoned and needs to be taken down there is no way for the county to access the property.

Chairman Riggs suggested the county gets the salvage value if the facility ceases to produce electricity for a period of 12 months.

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Attorney Morrison raised the possibility that the salvage value may have been removed. He questioned Mr. Porter as to the existence of a decommissioning situation.

Mr. Porter explained that there was none that he could find.

Attorney Morrison made a comment in regard to the fact that the solar industry has been in existence for 70 years and no example can be found of a decommissioned one. He reminded the board that it does have an obligation to protect the health, safety and welfare of the county. Therefore it is the board's decision to determine what needs to be done.

Mr. Herbert Mullen expressed that his primary concern was standard number five of the ordinance. He stated that the inclusion of this standard was uncharacteristic of this board of commissioners. He expressed the fact that his land is part of a core village and yet it's farmland, away from the road, next to fishponds, etc. By definition the county's wastewater treatment plant is within that definition because it is located in the area that is described in standard number five. It is Mr. Mullen's request that the Board of Commissioners not limit the solar farm - let it be anywhere in the county. Mr. Mullen views solar farms as a great benefit and advantage to the county; no schools, no welfare; minimal police protection. Mr. Mullen is of the opinion that a bond should not be required to have it decommissioned in that it does not benefit the county.

Chairman Riggs stated that the board is willing to work on the issue of the bond. It is his belief that portions of the county need to be preserved.

Douglas Cartwright of Highway 343 in Camden stated that in his 75 years he has strived to be a good neighbor. He shared his experiences with allowing his land to be used by the telephone and electric companies. He believes the board would be wrong to not allow him to place a solar farm on his property.

Mr. Porter clarified that when looking at restrictions in regard to the solar farm ordinance specific properties were not considered; only the core areas that the department would want to see developed and also looked at rural areas that they would want to protect. The department did not consider the applications that might have been submitted or who owned what properties. They looked at what they were asked to do; how to accommodate the facilities in the county, how to find the best locations and how to protect the citizens.

Chairman Riggs complimented the department on the work done to provide the ordinance as a base from which to start.

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Motion to come out of public hearing.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

Motion to add Ordinance 2017-05-01 Solar Farm Ordinance to New Business as Item 4.C. and to vote on each of the requirements individually.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

**4. NEW BUSINESS**

C. Ordinance 2017-05-01 Solar Farm Ordinance

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**Ordinance No. 2017-05-01**

**An Ordinance  
Amending the Camden County  
Code of Ordinances**

**Camden County, North Carolina**

BE IT ORDAINED BY THE CAMDEN COUNTY BOARD OF COMMISSIONERS as follows:

**Article I: Purpose**

The purpose of this Ordinance is to amend Chapter 151 of the Camden County Code of Ordinances of Camden County, North Carolina, which was originally adopted by the County Commissioners on December 15, 1997, and subsequently amended and as otherwise incorporated into the Camden County Code.

**Article II. Construction**

**For purposes of this Ordinance, underlined words (underline) shall be considered as additions to existing Ordinance language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. New language of proposed ordinance shall be shown in italics (*italics*) and underlined.**

**Article III. Amend Chapter 151 as amended of the Camden County Code which shall read as follows:**

**CHAPTER 151: UNIFIED DEVELOPMENT**

**§ 151.334 TABLE OF PERMISSABLE USES.**

	Description	R-1	R-2	R-3	CCD	NC	HC	MC	GUD	I-1	I-2
17.400	Solar farms (3 or more) - Refer to § 151.347(V)	S	S	S	S	S	S	S	S	S	S

**§ 151.347 SPECIFIC STANDARDS.**

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(V) The following standards shall apply to all solar farms located in Camden County:

- (1) The minimum lot size for all solar farms shall be five acres.
- (2) There shall be no solar farms located within the core villages of South Mills, Courthouse or Shiloh or within a one mile buffer of each core village as indicated on county's GIS maps. If the outer ring of the one mile buffer encompasses any portion of the property on which the solar farm is located, no solar facilities (including the fence, panels, inverters, transformers, or other structures) shall be located within the one mile buffer boundary.
- (3) All structures shall meet a minimum 100 foot setback as measured from all property lines.
- (4) There shall be 50 foot buffer prior to the perimeter fence that shields solar farm from routine view from public rights of way or adjacent residentially zoned property.
- (5) The buffer shall consist of 2 canopy trees, 4 understory trees, and 25 shrubs for every 100 feet.
- (6) Solar farms located within FEMA's 100 year flood shall elevate all electrical connections one foot above the base flood elevation (BFE).
- (7) All collectors shall be surrounded by a lockable minimum height six foot fence.
- (8) Solar power electric generation structures shall not exceed a height of 20 feet.
- (9) The solar farm shall conform to the NAICS 22119 description of a ground mounted solar powered energy system.
- (10) A proposed decommissioning plan to be signed by party responsible for decommissioning and the landowner (if different) addressing the following shall be submitted at permit application. Decommissioning shall include:
  - a. Removal of solar panels, buildings, cabling, electrical components, roads, and any other associated facilities down to 36 inches below grade.
  - b. Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.
  - c. Description of any agreement (e.g. lease) with landowner regarding decommissioning.
  - d. List the type of panels and material specifications being utilized at the site.
  - e. The identification of the party currently responsible for decommissioning.
  - f. Estimated cost of removal prepared by a third party engineer
  - g. Prior to issuance of the Building Permit, approved decommissioning plan shall be recorded in the Camden County Registry of Deeds.
  - h. Decommissioning plan and estimated cost of removal shall be updated every 5 years or upon change of ownership and re-recorded in the County's Registry of Deeds.
- (11) Prior to approval of building permits applicant shall provide an automatically renewable guarantee in the form of a bond, cash escrow deposit, or an irrevocable letter of credit issued by a Federally chartered bank with a branch office in northeastern North Carolina, in favor of the county, which shall be drawn and paid in full in immediately available funds for an amount equal to the estimated removal cost of the solar facility in the event the owner fails to decommission the solar facility pursuant to the requirements of this section. The institution issuing the guarantee shall provide to the county a notice no less than 90 days in advance of any renewal, cancellation, termination or expiration of the guarantee.
- (12) The county shall periodically request proof of the continuous operation of the solar farm from the applicant/owner. The nature of required evidence shall be determined as a condition of the special use permit.
- (13) The solar farm shall have 12 months to complete decommissioning of the solar facility if no electricity is generated for a continuous period of 12 months. For purposes of this section, this 12-month period shall not include delay resulting from force majeure.

Adopted by the Board of Commissioners for the County of Camden this \_\_\_\_ day of May, 2017.

County of Camden

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\_\_\_\_\_  
Clayton Riggs, Chairman  
Board of Commissioners

ATTEST:

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Karen Davis  
Clerk to the Board  
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This item was added to New Business as Item C but for the sake of those present was done first. Herein below are the comments and discussion for this item.

Attorney Morrison reminded the board that if there is no new ordinance in place the developer will be entitled to rely on the existing ordinance.

Mr. Porter suggested one option would be to extend the moratorium for another period of time.

Chairman Riggs stated he is in favor of the board approving the ordinance as is and then directing the staff to further research the other points of interest.

Attorney Morrison is uncomfortable extending the moratorium due to specific requirements that must be met. He suggests that the board may want to approve the ordinance as written and then give immediate instructions to the staff to gather more information on the other standards in question.

Commissioner Meiggs agreed with Attorney Morrison. His concern is the core village restriction.

**After discussing the options in regard to the vote, the board voted on Commissioner White’s motion to add Ordinance 2017-05-01 as presented to be placed on the agenda under New Business 4.C. and to vote on each of the requirements individually.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

Attorney Morrison suggested that the board vote on the standards individually.

In regard to standard number two, establishing the core villages and the one-mile radius, Chairman Riggs questioned whether it was excessive.

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Commissioner White made a motion to strike standard number two of the ordinance.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

In regard to standard number five, Commissioner Munro made a motion to add the phrase “to conform to UDO standards which will be binding to all successive grantees.”

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Ross Munro, Commissioner
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

In regard to number eight, Commissioner White made a motion to change 20 feet to 15 feet.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

Attorney Morrison suggested the board to approve the ordinance as amended but instruct the staff to make a presentation on alternatives to standard number eleven at the next board meeting.

Commissioner White made a motion to approve the ordinance as amended and instruct the staff to make a presentation on alternatives to standard numbers ten and eleven at the next board meeting.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

Mr. Porter requested that the board add to number nine “and any future amendments to that regulation.”

**Commissioner Meiggs made a motion to add to number nine “and any future amendments to that regulation.”**

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<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Garry Meiggs, Commissioner
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

Commissioner Krainiak made a motion to accept the language of numbers ten and eleven but staff is instructed to bring back alternatives for a future amendment.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

## A. Contract for Architectural Design Services for New Public Services Building

Attorney Morrison referenced the letter previously sent to the board dated May 10, 2017 and stated that he has nothing to add to the letter. He gave a brief summary of what he presented in the letter in regard to suggested changes.

A copy of said contract is on file in the Office of the Clerk to the Board.

Motion to approve a contract for Architectural Design Services for the new public services building with the recommended changes from the county attorney and authorize the county manager and county attorney to sign off once the amendments are incorporated into the new contract.

Attorney Morrison referenced the letter previously sent to the board dated May 10, 2017 and stated that he has nothing to add to the letter. He gave a brief summary of what he presented in the letter in regard to suggested changes.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Tom White, Vice Chairman
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

## B. Contract for Construction Manager at Risk for New Public Services Building

Attorney Morrison referenced the Guaranteed Maximum Price language. He is unfamiliar with the language.

County Manager Brillhart explained that the Guarantee Maximum Price is when the CMR arranges subcontracts for the construction of the building, there will be no change orders

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presented to the county. That price is the maximum price the county will pay, which will enable the county to obtain the mortgage loan at contracted price.

Chairman Riggs stated that the county has previous experience in working with the CMR in the constructions of the schools. The county will not incur additional expenses as a result of overages.

A copy of said contract is on file in the Office of the Clerk to the Board.

Motion to approve the contract as presented for Construction Manager at Risk for the new public services building and authorize the proper signatures by the chairman and the manager.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Garry Meiggs, Commissioner
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

### 5. BOARD APPOINTMENTS

Motion to reappoint Dr. William Sawyer to the EIC Board of Directors with a five-year term to expire July 5, 2022.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Garry Meiggs, Commissioner
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

### 6. COMMISSIONERS' REPORT

Commissioner White reported that he, Commissioner Krainiak, Commissioner Meiggs and Manager Brillhart went to County Assembly Day in Raleigh on May 10, 2017 and met with state representatives. They discussed issues that could affect Camden County in the future; e.g. future bills, the school system.

### 7. COUNTY MANAGER'S REPORT

Manager Brillhart announced that the county's Budget Work Session begins Tuesday, May 23<sup>rd</sup> at 6:00 PM in the Historic Courtroom.

Commissioner Riggs received an email from the Northeast Workforce Development Board requesting that Camden County appoint a member to serve on the NWDB. It is critical that the position be filled by September 2017 for budgetary reasons. The appointee must be a private sector representative; either the owner of a business or someone working in a business who has policymaking or hiring authority. Manager Brillhart requested that if the commissioners know of a potential appointee that they

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notify Chairman Riggs or the County Manager so that the individual may be considered in June’s meeting.

**8. INFORMATION, REPORTS & MINUTES FROM OTHER AGENCIES**

A. Register of Deeds Monthly Report - April 2017

**9. OTHER MATTERS**

None.

**10. ADJOURN**

Motion to adjourn the meeting.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Garry Meiggs, Commissioner
<b>AYES:</b>	Meiggs, Riggs, White, Krainiak, Munro

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*Chairman Clayton Riggs*

*Camden County Board of Commissioners*

*ATTEST:*

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*Karen Davis*

*Clerk to the Board*