

CAMDEN COUNTY BOARD OF COMMISSIONERS

CIP Meeting – April 04, 2017

**Camden County Board of Commissioners
BOC - Capital Improvement Plan (CIP)
April 4, 2017, 2:00 PM
Camden County Public Library, Community Room
Camden, North Carolina**

MINUTES

The Capital Improvement Plan (CIP) meeting of the Camden County Board of Commissioners was held on April 04, 2017 in the Community Room of the Camden County Public Library, Camden, North Carolina. The following Commissioners were present:

I. CALL TO ORDER

The meeting was called to order at approximately 2:27 PM by County Manager Michael Brillhart.

Attendee Name	Title	Status	Arrived
Garry Meiggs	Commissioner	Present	2:20 PM
Clayton Riggs	Chairman Commissioner	Present	2:20 PM
Tom White	Vice Chairman Commissioner	Present	2:20 PM
Randy Krainiak	Commissioner	Absent	
Ross Munro	Commissioner	Absent	

Attendee Name	Title	Status	Arrived
Michael Brillhart	County Manager	Present	2:20 PM
Stephanie Humphries	Finance Officer	Present	2:20 PM
Amy Barnett	Assistant Clerk to the Board	Present	2:20 PM

II. PROPOSED FY 2018-2022 CIP: LIST OF PROJECTS

A. Construction of Additional County Well Site (Seymour Road)

County Manager Michael Brillhart provided an update regarding the Construction of Additional County Well Site located on Seymour Road. The well site is complete, water has been treated, tested, and everything is working well. County is still paying on this as invoices come in, about once per month. The one last component is the well house, which is under construction. According to David Credle, all will be finished by June 30, 2017.

B. Core Area Waste Water Treatment Plant (US 158 E)

County Manager Michael Brillhart provided an update on the Core Area Waste Water Treatment Plant (US 158 E).

- Project has been underway for approximately 2-1/2 months at this point
- County Manager and David Credle spoke with Shelia and Glenn Gordon regarding obtaining a property easement for relocation of a sewer and water line
 - The Gordons like the proposed offer but must run it through Mr. Gordon's mother and so they have not yet contacted Manager Brillhart regarding approval of the offer

Garry Meiggs asked how much land was in the proposed easement and how much money was being offered for it.

Manager Brillhart replied that it was 300 x 20 linear feet (6000 sqft) at \$3000.00. If the property whereupon the easement is located is to be developed in the future, it will need to have sewer and water lines run, so by doing this now, it opens up the possibility of future development of the rest of that property.

Mr. Brillhart added that the design of this project is underway, and that it is approximately 3 months until the initial permits will be acquired, and the final permits shortly thereafter.

C. Camden Business Park - Wastewater Extension

County Manager Michael Brillhart provided an update regarding the Camden Business Park Wastewater Extension. This project will commence sometime early in 2018.

Chairman Clayton Riggs asked what the costs were regarding this project. Finance Officer Stephanie Humphries replied that it was approximately \$300,000 and that the monies were included in the grant for the project.

Manager Brillhart stated that discussions had been held with the US EDA Manager out of Atlanta, GA, who came for a visit and met with both himself and the Finance Officer.

Manager Brillhart stated that David Dunavan, who owns and operates the steel welding shop in the vicinity, said he is interested in connecting in.

Robbie with Health Care Partners said that he is interested in relocating back to Camden. His existing building is not big enough for him, and so he is looking to build a new facility.

Along with this project, plans are to put in conduit for high speed internet. While the line is trenched is the best time to go ahead and do this as well.

Vice Chairman Tom White observed that the more users for the wastewater system there are, the better off the county is. Commissioner White suggested inviting the local businesses in that area to connect to the system.

D. US 158 Sewer Service Expansion (Country Club Rd Area)

County Manager Brillhart provided an update on the US 158 Sewer Service Expansion to the Country Club Road area. This item has been in the CIP for a while. There is no project scope. McGill and Associates did a cost estimate a few years back regarding what needed to be done to extend service to the Robinson property.

Chairman Clayton Riggs stated that in conversations with Sean Robey that at one point going under the railroad was a major expense deterrent. More recent conversations have determined that putting a sleeve under the railroad is not as expensive as once thought.

Commissioner Garry Meiggs observed that the owners of the Robinson property are biding their time and waiting for the market to improve before developing their property, and as such, will probably develop their property at a point in the future when the service expansion has already been completed.

E. Dismal Swamp Canal - Pedestrian & Bicycle Path Completion

County Manager Michael Brillhart provided an update on the Dismal Swamp Canal Pedestrian and Bicycle Path project.

- Project started out being an extension up to Virginia
- Spoke to Chesapeake City Manager James Baker and Virginia does not have any desire regarding extending the trail. They have their own trail they are looking at extending which goes up to Richmond and points north.
- NC Parks and Recreation Division is interested in extending from the DOT trail south into South Mills. They have said they have some money for land acquisition. They don't have money for construction. They will be meeting with Camden officials soon to discuss the matters.

Commissioner Garry Meiggs asked who owns the land now and where was it that they want to put a trail in at. Commissioner Meiggs observed that there is already a trail in place in South Mills on Hwy 17 going toward the state line.

Manager Brillhart responded that they are looking at doing a trail from the intersection of 343 and 17 up towards the DOT Trail. Also there was some discussion regarding the terminal point in South Mills being on the other side of the canal and question was raised as to how people would be able to cross over the canal and who would operate the bridge. An alternative to that is to attempt to persuade them to keep it on the west side of the canal so that there is not a cross over issue. Their goal is to see a connection of the trails south into South Mills and connect at some park area.

Finance Officer Stephanie Humphries observed that DOT wants to give the county a

permanent easement which equates to the DOT wanting the county to maintain it and the expense of maintaining it is substantial. Vice Chairman Tom White stated that money to maintain it would have to be budgeted on a yearly basis if this is done.

There was a brief discussion regarding the available trails and resources from the Dismal Swamp Welcome Center north toward the state line.

There was a brief discussion regarding whether this item should be kept on the CIP. The consensus was that this item as titled for the agenda was relating to the DSWC and the available trails and resources in that area and not about any projects going south into South Mills. The Commissioners stated that they won't fight it should the DOT wish to pursue this but that Camden County is not willing to fund the construction or maintenance of it, that the DOT would have to do that as it would be their trail.

Commissioner White stated that the project as discussed could be kept on CIP for a trail extending south into South Mills as the DOT would only have to build 2 miles of trails along the right of way and they could tie in to existing trails from the Dismal Swamp Welcome Center heading south.

F. Recreational & Community Center

After a brief discussion regarding the "Recreational" component of this item, it was decided to combine this item with the "Public Services Complex" item as that item included a Community Center component within its plans. Therefore it was decided that this item, "Recreational & Community Center", would be deleted from the CIP as it is very closely tied in with the Public Services Complex.

G. South Mills Community Park

This is an ongoing project. Chairman Riggs noted that significant progress had been made on this item. No further discussion was held regarding this item.

H. School Capital Improvements - Noblitt Property Cleared

Chairman Riggs asked if there was a possibility of getting a farmer interested in putting some kind of crops on the land and farming the land in order to keep it from growing up again. Finance Officer Stephanie Humphries replied that she had spoken with Cameron Lowe of the Camden County NC Cooperative Extension Service who said that farming it would present a difficulty due to the roots present in the land not being cleared out... Ms. Lowe stated that a rotoveyer would be required to break up and clear the roots. The land would then have to be fertilized, limed to bring the PH down because the land is too acidic, and that there would still be much work to get the land ready for planting. The county would have to share in the expense of readying the land for planting.

Vice Chairman White observed that any farmer who farms the land would not know how long he would be able to farm the land before the county comes back and decides to begin construction on a new school which is what the property was acquired for. Commissioner

White stated that his opinion was that the county should simply mow it and forget about trying to get someone to farm it. Commissioner Meiggs said that in his experience it depends on what was going to be planted. Commissioner Riggs stated that he is not interested in getting funds from the farming of it, only in the maintenance of the land to prevent it from becoming overgrown.

After a brief discussion, the consensus of the Commissioners was that the County Manager should see what he can do to garner interest in farming the land.

I. Mobile Command Center - Sheriff's Department

There was a brief off-topic discussion regarding the funding of the construction of the Sheriff's Office's shooting range and the expenses related to that, and the sources of the funding used. A good deal of the funding is through grants, both in terms of construction and the equipment obtained for performing the construction. The Sheriff's Office has requested county funding for a fence around the range.

There was also a brief discussion regarding equipment the Sheriff's Office has obtained through grants and what becomes of that equipment after it's use is no longer needed.

Regarding the Mobile Command Center, the Sheriff's Office is trying to fund this through grants. The Board of Commissioners present consensus is that this project should not be funded through fund balances however will be kept on the CIP list of projects.

J. Public Services & Community Center Complex

Status - Contract negotiations underway. No further discussion took place regarding this item.

III. POTENTIAL PROJECTS DISCUSSED

A. New High School

This item is a planning item and is not on the list of currently funded projects. It may be added to that list in the future when the county begins working toward construction of a new high school. It was suggested to add it to the CIP as a priority level 3 item, meaning that it is in the planning stage but that no action is expected on it at this point.

A brief discussion was held regarding the potential amount to budget for the cost of construction for a new high school including the construction of an athletic facility for the practicing and play of sports associated with high schools. Potential reasons for the high cost of construction center around the fact that there are more rules and regulations for building accessible public facilities today than were in existence when the current schools were built.

High School improvements to current buildings, and the costs associated thereto, was also discussed as were the need for temporary buildings for the schools. A question was raised as to whether improvements were needed if a new high school was being planned. Concern is

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that more is estimated for improvements than a new school would cost. Finance Officer Stephanie Humphries stated that the information regarding this might be outdated information from an older CIP.

The current temporary buildings used by the school system are in varying states of disrepair and may need either repair or replacement. It was suggested that they be added to the CIP list as a priority level 2 item.

B. Chantilly - land for park

Chairman Riggs stated that the property at the end of Chantilly Road that was being considered for a new park was not suitable for use as it is littered with among other things broken glass both on shore and near the shoreline on the riverbed. The property is too dangerous to use as a park due to the litter related pollution. Commissioner's consensus is that there are enough parks in Camden and that one more is not necessary.

C. Areas Needing Sewer Service

Three areas were identified as having failing septic systems and are in need of county sewer service:

- Sanders Crossing
- Wharf's Landing
- Marantha Island

It has been 7 years since these areas were identified as in need, question was raised as to whether these need to be on the CIP.

Chairman Riggs suggested leaving them on the CIP and renewing the date of identification. He further suggested adding Pine Street to the list of those identified.

A brief discussion was held as to how extending sewer system services to these locations would be handled financially.

IV. ADJOURN

Meeting was adjourned at approximately 3:30 PM.

Chairman Clayton Riggs

Camden County Board of Commissioners

ATTEST:

Amy Barnett

Assistant Clerk to the Board