

**Camden County Board of Commissioners
Special Meeting
October 18, 2021; 5:00 PM
South Mills Volunteer Fire Department**

MINUTES

The Camden County Board of Commissioners held a duly noticed Special Called Meeting on Monday, October 18, 2021 at 5:00 PM at the South Mills Volunteer Fire Department. The purpose of the meeting was to receive comments on the quality, quantity, and readiness of water available to the general public by the South Mills Water Association Water District. It had come to the attention of the Board of Commissioners that SMWA does not have the capability and / or capacity to provide increased water demand to the community as the northern end of the County continues to grow and develop. The inability to provide additional water is having an adverse impact on the local economy.

County Manager Ken Bowman opened the meeting by welcoming those in attendance and explained the purpose of the meeting. Mr. Bowman requested that proper meeting decorum be maintained through the duration of the meeting.

CALL TO ORDER

The meeting was called to order by Chairman Tom White. Also Present: Vice Chairman Ross Munro, Commissioners Randy Krainiak, Clayton Riggs and Tiffney White.

Chairman Tom White opened the meeting with the following remarks:

- At this time we will open the floor for Public Comments. In compliance with North Carolina's Open Meetings Law for Special Called Meetings, participants who would like to address the Board will be allotted a time of ten minutes to speak in regard to this matter only.
- Mr. Bowman was appointed by the Board to serve as Clerk for the meeting.
- The meeting will adjourn at 6:30 PM.

Chairman White then opened the floor for public comments.

Note: Random outbursts and interruptions from unidentified members of the audience are not included in the official meeting minutes.

Mary Cherry Tirak

And I don't like being first but I will be. And I don't even know what I'm going to say. I'm not even sure why I'm here other than about the water. And I'll probably ad-lib a little bit on the development side. I don't care if you like it or not. We've expressed our concerns about these extra developments that everybody's been approving. It's going to take up a lot of our resources including the water obviously at this point in time. My water quality is fine. I use it to drink but I do have a filter on it because I like the taste of it better with the filter. The water pressure could be better at times but that's only been within the last six months or so that the water pressure is a little less for me. Now I know other people have had a lot of problems with the water pressure and it's due to some of these developments that have popped up here, there and everywhere. But I don't understand how the commissioners...how the Planning Board or the Commissioners could see that these developments were going to be anything but a problem. Everything was already stated prior to any of this mess. And I know I was blatantly told under somebody's breath at a meeting, a past commissioner, that told me that I should just sell my house and move. But I've lived here a long time and I'm not moving. But I think that you all can do something to rectify this. We didn't cause this problem. The developments are causing this problem. And we shouldn't have to answer for this but the developers should answer for this as well as the Commissioners and the Planning Board. And that's pretty much all I have to say. And I would like applause.

Nancy Farmer

Well I'll echo what Mary said. I'm opposed to all the development. That's what's causing our problems. If we didn't have 2000 new houses coming in maybe we'd be okay with water. But we don't have water right now so what are we going to do like when all these Camden Plantation, South Mills Landing, Keeter Barn Landing? When they all get there we're going to be in worst shape. And I blame that totally on the Planning Board...like Mary, the Planning board and the Commissioners. That should've been something that was thought way ahead of time. And it was brought up last October's meeting by the County Attorney. He said he had a concern about the water in

South Mills and South Mills water. But what did you do? Approve it anyway. Go ahead...who needs water? We don't need water to drink. Good grief. I'm totally opposed to Camden taking over South Mills Water. That would be a disaster in my opinion because look at how Camden's being run right now and we don't want anything from them touching South Mills Water.

Ken Bowman

And let me just add something to a comment that she made there. This has no bearing on whether the commissioners approve it or not. But there's a Unified Development Ordinance that it's in place to govern Camden County and by law, they really do not have any authority to change that if the land that they're approving is already zoned for development. So understand, you can't just go and arbitrarily...(interruptions from the audience) Again, I'm asking for a little bit of courtesy here, a little bit of respect here, okay.

Jeannie Bundy

And all we ask is for answers that we never get. We're told to email. The email is just a generic answer that we always get on these questions. So, my mind is not as great as Mary and Nancy. I can't just get up here without reading it. First of all, South Mills Water Association should not be held accountable for the water issues in South Mills. They have provided water to South Mills for many, many years with no issues. These issues started within the last ten years, five years and they're only going to get worse with more development in the county in South Mills. Okay, so November 2020 at the Board of Commissioners meeting it was made clear to the Board of Commissioners by a lot of citizens. Both courthouses were packed that night and there were a lot of comments made. Of course, we got no answers because we're not allowed to get answers. We just ask the questions. We never get answers. So they were told by the fire department, they were told by South Mills Water Association, "We don't have the water." Fire department says, "We don't have the pressure for all these new houses. We don't have it." They approved the developments anyway, okay. So here we go. We got no water, ya'll are getting calls; you know lots of complaints and no answers again. Hopefully we can hear answers after we speak tonight. I hope we can hear answers. I hope the South Mills Water Association stays in South Mills and does not sell out to Camden County government. That's all I'm going to say. Oh, one more thing – this meeting should have not happened tonight. It should have been delayed to 7:00 when people could actually get off work to come to this meeting. A lot of citizens wanted to be here but could not be here because they don't get off work until 5.

David Rudiger

I forgot to bring my flak vest. I'm one of the big, bad developers. We've been working with Camden County for almost 20 years now. We have been working with both the county and South Mills to try to come up with solutions for the water needs of the county, including the industrial park and other projects that are already approved and have been approved for a long time. So we're working with them. We've just paid a whole lot of money over to the South Mills Water Association. I'm hoping that some of that money is going to go into upgrading their system. I guess that's what I've got to say. Thank you.

Kim Hamby

I'm Kim Hamby, I'm with Timmons Group. I am with an engineering firm that works for some of these developers. I'm also a Camden County resident. I grew up in South Mills and my parents are still here. I have great concerns over the ability to provide adequate water at this end of the county. We all know South Mills Water has not been able to provide water to the east side of the canal for some time now and Camden's putting that water in the pipes to be able to continue that service. I'm not anti-South Mills Water Association either but I think if the commissioners and the Water Association could come to the table and work out an agreement for the county to own the lines that they are currently putting water in, I think it would be beneficial to everyone. First of all, it would provide some funding to South Mills Water to better help the Village and the Horseshoe Road area. I think the county is probably in a better position to provide fire protection ultimately and more willing to do so since South Mills Water is on the record as being a drinking water system only. And I think the developers could more easily, through the UDO process and review process, to work with the county to improve the lines. It's not just going to benefit the big developers. It's going to benefit the county and their goal to bring industrial along the future I-87 corridor. It's also going to help...you've got farmers out there that want to split three, four, five lots out of their land to help make some money and right now it's holding them up too because they can't add a fire hydrant to the line. It's hurting residents in the existing neighborhoods that don't have fire hydrants. They're having to pay extra for their insurance for lack of that fire protection. I just really would like to see everybody come together to try to work this out for the benefit of the residents and all of the landowners in the northern portion on the east side of the canal. Thank you.

Joey Coppersmith

I think a lot of people have the impression that there's a certain group of people want to beat up on South Mills Water and I don't think that's the case. I think what we're recognizing is that South Mills Water Association has reached a point where you know cooperating with Camden County to allow this area to grow and to allow the county to grow...for years...I lived in Camden County for 25 years and we've heard about diversifying the tax base and helping the county to grow so that the taxes are better; so that we can invest in schools and infrastructure and that only comes with some growth. And part of the issue up here with water being as Ms. Hamby said, is the east side is being serviced right now really by Camden County. It's just that they don't own the lines. And so trying to work out a system or a solution where South Mills Water works with Camden County for the benefit of the whole county and the benefit of this community to have better water, to have better water pressure, better fire protection and so forth. So you know we're not trying to give an impression that we're making South Mills Water the bad guys. You know we'd like to work together for the betterment of the whole community.

Jason Mizelle

I'm Jason Mizelle, also with The Timmons Group. Most of what's already been said I'm not going to reiterate but I'll point out a couple of other things. Economic growth...the county's got an industrial park they would really like to be able to put some customers in. We've talked with several businesses over the last three or four years and pressure and water supply are a big issue with getting somebody there aside from those larger developments and builders. You know Kim hit on it. The landowner...the parent that wants to give a child a lot to build a home on to keep them in Camden County, if there's not water available that won't be an option for them. So again, it's not just about bringing people in from across the state lines or from other areas. It may be more about keeping people here that we want to keep – our families, our grandkids; those types of things. There's more being implicated here than just a big developer. So again, to the existing residents, better pressure, better supply, more dependable infrastructure. The infrastructure that's currently in place has got some age on it. It's going to need some costly repairs down the road for what doesn't already need it today. These are all things that really need to be looked at and resolved and a long-term plan put in place – not just the immediate needs. So with that, thank you very much for your time.

Tommy Banks

All right, for those of ya'll that might not know me, I think most of you do know me. Ya'll know I'm the fire chief here at South Mills Fire Department. I want to start out and clarify a few things that I already heard and then talk about a couple of other issues and things that I think we need to do going forward. Somebody mentioned something about fire hydrants; about the water system here in South Mills. Well we do get rated based on what comes out of fire hydrants and years ago...I don't know how many years ago, it might've been somewhere around 10, 11 or 12 years ago the Department of Insurance lowered the recognized flow rate out of fire hydrant from 500 to 250. The reason they did that is because there was a lot of water departments like South Mills Water that had to just provide drinking water. They couldn't provide that 500 gallons per minute so they didn't get recognized for their fire hydrants. So therefore, they dropped that down to 250 so that these communities could get a better insurance rating and get credit for that water. Now why did they say 250? Because they have a health department standard they have to maintain for drinking water and in order to maintain that, a fire hydrant on that system will flow 250 gallons a minute, okay. Is everybody kind of clear on that? So looking after the fire hydrants is just as important as drinking water, right, on a standpoint...I've been telling the commissioners you know this new development and it proposes you know a great risk for us, especially the high-density stuff you know. We've talked about that before. Ya'll know my feelings on the high-density development. Personally I think we need to look at our UDO and see if we can make some changes that will give us the opportunity to catch some of these services up and get them up to speed because we're just growing so fast you know. We had a timeframe I think back in '08 where we were growing extremely fast and then things kind of dipped off and now they're you know wide open again. And we're just growing and we're outgrowing a lot of our infrastructure, including water. Now I hope the guys in the water association here don't really see me as a bad guy, but I've been chief, I've been in the department for over 20 years and we are a public service agency here in this fire department right, and in those 20 years we have constantly every so many years talked about okay, we're serving this community now but are we going to be able to service it four years from now, five years from now, ten years from now? So we've had those plans in place and we've grown with the county, right? When you're a public service agency your priority should be providing that service for every citizen. And I don't care if a guy buys a piece of land and builds a house on it and has only been here one year of his life. He's a taxpayer and a property owner in this district at that point in time and I'm going to provide him the same service I provide somebody that's been here 100 years, right. I know a lot of people like to paint the builders and the developers as the bad people, right. But they can't develop land they don't have, right? So who's selling them the property, okay. Probably some of the people you went to school with or some of their kids or whatnot. So I

do think that you know we can keep this community great. We live in a great county, right. We've got great schools, great people. It's a great place to live, right. And a lot of people have that mindset I think that if we grow too much we're going to lose some of that. But I think if do it the smart way and the right way, we don't have to lose that quality of life – the good schools. We just need to do things together. And I think this water situation...if the water department's priority is to provide everybody with good drinking water and the best flow possible, that's the commissioners want, right? That's what you guys want. So if two parties that are wanting the same thing can't sit down in a room and figure this out then that's kind of beyond me. I don't know how we get there. But I feel like we've got to stop putting up walls and we have to work together to fix this. I think somebody already said that tonight. I'm not on anybody's side. I'm here to serve the public. And like I said, if somebody's a resident in this community and they need the fire department or want us to be there and provide the best service possible. You know we need water, we need EMS, we need law enforcement. We need all those things, right? How do we catch these things up to where this growth is? That's up to you guys. I don't know how you do it. Some people think that these guys can just turn everything down but this state says that you have to have a plan for property owners in your county to be able to build on and develop and do what they want to do with it, right. So you have to have that plan laid out. Once it's laid out these guys...sure, they can tell them no but then they're just going to lawyer up and get some of our tax money, right. That's going to be less tax money we're going to have because we're going to have to pay somebody in a lawsuit, right. That's what's going to happen. So, I think looking at the UDO is a good thing. Ms. Morgan Potts, somebody told me she was leaving. She was our new Planning Director since Dan left. And when her and I went to Technical Review Committee Meeting not that long ago for this development here next to the fire station, somebody mentioned...I believe it was one of the engineers mentioned that Currituck County has something in their UDO that says when a service in the county, whether it be water, fire, law or schools reach 85 or 90 percent capacity, then it gives the county the ability to say okay, we're putting the brakes on. We've got to get these services up to par before we can build any more. And I think that's something that we need to look at and see if it's something Camden could adopt in that you know UDO. Don't know if that's possible but I think that's what we need to do. And that's it unless anybody has any questions.

Craig Carey

I'd like to thank everybody from coming out tonight. I'm Craig Carey. I'm the president of the South Mills Water Association. I'd like to thank the commissioners for taking time out of their busy schedules to meet with us today. I guess first and foremost our main concern is to provide water to our customers. You know we want to provide water to everyone that comes to apply to the board for service but we don't have the capability. We've tried time and time again to reach out to the commissioners...sorry, I'm a little nervous. I don't speak well in front of people. And I think that hopefully that this is an opportunity where we can get together and meet with the commissioners to come out with the best option for the residents of Camden County. With that said, back in '08 or '09 we executed a water purchase agreement with the county. I think it was the 8th that we requested water from the commissioners? Anyway, we've tried to reach out to the county to purchase water. We spent \$1.5 million in infrastructure for new water lines, a water tower and a booster station. Currently, the entire east side of the water system is served from Camden water; all from the infrastructure that we put in. So like I said, our main goal is to provide for the customers that we have; not new customers, but you know...that's our main goal. And I'll be happy to take any questions.

Tommy Banks

I know the current plant is unable to expand I guess due to location or I guess ya'll are land restricted.

Craig Carey

Well no, the plan itself, our discharge permit is restricted. We're limited to 550 gallons an hour; is our current capacity.

Tommy Banks

Have ya'll thought about expansion? I mean...(talking over) I know we're not the only growing community in the country.

Craig Carey

We can't. We can't get more discharge permits. We can't expand our plant. Conventional water systems are outdated. Everything now is reverse osmosis. In order for us to put a reverse osmosis plant in we'd have to run a discharge line to the sound. So that would cost prohibitive. So that's the reason that we engaged with the county to reserve capacity with the county, provide money to the county and you know...now's the time. We need water. We've asked for water. Hopefully the commissioners will see fit to provide us with water so that we can provide it to

our consumers. The discharge would have to run to a body of saltwater. So they discharge at the mouth of the sound; Albemarle Sound. That's why their plant is located in the southern end of the county.

Craig Carey

So we're here for the community. I think the water system was established in '69 or '65. And hopefully we'll continue to be a main part of the community. And just for record, in order for South Mills Water to sell to Camden County, it will have to be approved by a majority vote from the membership.

L. Powell

I'm not sure exactly how many meetings ago it was...the Commissioners meeting in Camden, but during the water part of things the Water Department said they were about at their limit on discharge at that plant. Is that correct?

Joe Jackson

I came in a little bit late. I want to know how much water currently is being purchased from Camden County on a daily basis and what's the expected amount to be purchased. In the news article that I read just two or three days ago, it said that Camden is selling South Mills approximately 150,000 gallons of water per day. According to the records from last year, Camden was selling South Mills Water in the month of September about 185,000; 187,000; 211,000; 213,000; 216,000; 218,000 gallons per day. Now that's 50,000 gallons of water per day more than what was published in the paper just a couple days ago from you all's records. So what is the expected amount of water that Camden is going to try to sell to South Mills to be able to increase these developments? If we're going to put in I don't know exactly how many houses. Well let me tell you who I am first. I ran South Mills Water for 12 years. I started November 3, 1997. I resigned by employment September 14, 2009 to be a fulltime minister. Wayne took over at that time, just a couple minutes later. So I was Water Plant Operator, Wastewater Operator and Distribution System Operator. So I know what I'm talking about; licensed and certified by the State of North Carolina. So if the capacity is going to be x number of gallons that we need per day with what South Mills produces, and what we purchase from Camden, we need to know what those figures are because according to the figures that were posted a year ago, we're currently purchasing 50,000 gallons of water minimum more per day than what was stated in the newspaper. As far as South Mills Water goes, when I quit in September of 2009 we had 24 wells. According to the South Mills Water Association CCR report published last year we've only got 12 wells. Is that correct? So our capacity at South Mills Water is half of what it was 10 years ago. And all these developments, I was part of that process when back in 2004, 2005, 2006 and 2007 we authorized all of these subdivisions to be built because we had water capacity. South Camden had just put in an RO plant. They were looking to put in another well at that time. Well now South Mills has lost half their capacity and we're buying that amount of water from Camden. And we're actually purchasing, according to the records, about 50,000-70,000 gallons more water per day than what the residents were told in the newspaper a couple of days ago. So what's the expected capacity? If somebody can answer this for me, what's the expected capacity and what is the state-regulated capacity at 400 gallons per day per household to supply all of these new homes that we've got coming into the community? Is it close to 2,000 houses? $2,400 \times 400$ gallons per house. Somebody can do the quick math. 200,000 gallons. Okay we're already buying to meet demand right now over 200,000 gallons from Camden. So we're going to be purchasing 420,000 per day from Camden County according to the statistics and the figures that I've had chance to look at just in the last ten days. That's a lot of money, it's a lot of volume, it's a lot of water. Is Camden going to be able to supply a half million gallons of water a day just for this end of the county? We need to know those answers.

Ken Bowman

Wayne, help me here on the data. But all the wells that South Mills Water has right now are 70-foot deep wells. Is that correct? All right, so the 12 you've got remaining are only 70-foot deep wells. So every time those wells go dry it means the water has dropped down below the opening on the well so you can't draw from that aquifer any longer. So you run the risk of losing more wells. The other problem is, they don't have a site that's been certified for a new well. They've already tested it. It's no fault of theirs. This is no fault of South Mills Water at all. So they've already tested a site right next to where the plant is. They actually went out there and purchased the land, right? And got the land there where the plant's at? Went out there and tested it, there's no water there for that. So it was a pretty big risk to go out there and buy that land, to go out there and test it and find out you don't have any water. So right now there's just not an opportunity for them to dig more wells and it's not cheap. So the well that's going to be proposed, and it's on the CIP. You can go on the web site and look under where the budget has been approved this year by the commissioners, there is a well on there proposed as a top priority for South Camden. And that well there will be 170 plus feet deep. But that cost is between the \$600,000 and \$700,000 range. These are not cheap wells. So once you go down to that aquifer and you run the line to the water plant it's a \$600,000 or \$700,000 price

tag. So you can't just go out here and willy-nilly do this. Camden has purchased some land. They've already tested it. It's good for two sites I think. Is that right, Chuck? Two sites on that particular piece of property for two different wells. So we're able to go out there and do it but it doesn't just happen when you snap your fingers because we have to do the engineering out there. Kim Hamby, she's right there to verify it. We have to do all the engineering before you can go out there and even hire someone or even go out to bid to hire someone to do this. And as prices are going up today, and you all know about those, we don't know what the exact cost is going to be. But it's going to take, if we did it today, let the contract today, it'd take about a year to get that well in place. So happens if more wells go dry in South Mills? (random comments from audience) So anyway, folks, the well there is going to cost quite a bit of money. So the commissioners have already identified that we need a new well to provide water. It doesn't matter whether it comes to South Camden or it comes up here, because once we send it this way it goes through a meter down at Burnt Bridge and it goes to everything east of 343 right now – everything. There's no discrepancy as to where it goes. It doesn't go to this road or this street or wherever. Water goes wherever it's allocated to go. Everybody on 343 east is getting South Camden water. Wayne and I worked this thing out about two and a half years ago. We came to an agreement. We signed an addendum to add 150,000 gallons per day to send to South Mills. That's been done. And as you just heard by those reports, it's exceeding 150,000 gallons a day. We can't continue to do that because the state will come back and say, "You've already exceeded what your allowable water capacity here so either stop that or drill another well." And that's where we're at now. And we can't stop it because we can't stop development. You can't put a moratorium on development indefinitely – not anymore. By state law you can't do that. (random comments from audience) You can't stop it. You have to have a solution. (random comments from audience) I'm just telling you, by state law you cannot just arbitrarily cut it off. You have to have a solution to it.

Nicole Smith

So first of all, I just want to say I live off of Pudding Ridge and I can't run my dishwasher and take a shower at the same time or do laundry and take a shower at the same time or two people taking a shower at the same time. I'm constantly getting like residue or residual stuff like in my icemaker that comes out in the ice cubes; nasty toilet rings, no matter how often I clean them. I have to keep those little blue things in there and technically you're not supposed to use those when you have a septic. But I mean I always thought it was our water. Our water, you have to have a filter on it. Otherwise, it's not drinkable; it's disgusting. I lived in Shiloh actually before I moved here. So I drank Camden water and it was completely fine. So I want to know that if we sell to Camden what that looks like. I'd like to know what our water pressure would look like. Would we close South Mills Water and completely like...would Camden expand if they were able to or what that looks like for us if we were to do that? Because I didn't have water pressure issues down by Shiloh and you would think I would. But I didn't have that problem there and my water was great without a filter there. So on Camden, I support that but I want to know what it looks like because if it doesn't look good for us then obviously I feel indifferent about it. So is there an answer to that question – what it looks like if we were to sell to Camden?

Krista Phelps

We're neighbors. I just have things that have been going through my mind trying to figure out...like obviously, whether we like it or not, development is inevitable, it sucks – it just is. But per the 2020 census, we had 456 people in South Mills, right. You've approved 2800 homes? Is that what it is? So multiply that by the what, 2.5 per family. That's 7,000 more people coming to South Mills and we're already now having the problems. And I get you're trying to figure out but what's the...like how long is this development going to take to be built, finished to where all those people are a strain on the water system versus when these water system problems are hoping to be figured out; the well hoping to be...I mean I hope you understand what I'm trying to say. Sorry. That's my question. What does it look like for the development to be finished, people moving in? I mean you've got a 45-mph speed limit on a dead-end road off of 17. So we've got the sign but still trees. So I'm just curious. Will these water issues be fixed before the 7,000+ people come to the area that you guys have approved?

Tommy Banks

What's the update on the purchase of Pasquotank in Newland and if they do purchase those water customers over there, how much would that free up for you guys? So is that still in the process? I'm hearing different things about it. Is that still in the process?

Wayne Raper

My name is Wayne Raper. I've lived in this wonderful county for 52 years now and I've worked with the South Mills Water Association since 2008 roughly. We had studies done and studies done. The water's supposed to come from Camden. And all we here from the county is, "We've got the water, we've got the water, we've got the water." So

we went into agreement to buy 150,000 gallons a day. We had to give half the tap fees to the county, which was over \$400,000 so that's half the price of the well right there so that we footed the price for. So a month ago we had different subdivisions coming in. We went to our contract and our contract says we've got to pay the county \$350,000 to reserve capacity of 50,000 gallons a day. We enacted, wanted to buy some water. That's all we ever heard – got plenty of water, plenty of water. So we got the letter, sent it to the county. Didn't hear nothing back from the county. So last week we met, I emailed Mr. Bowman. He said, "Well at this time the county has got to review their capacity because it seems we might not have no water and by the way, we're having a Special Called Meeting at South Mills Fire Department if you all would like to attend." My question, and like I said, ya'll can fire me if you want to, that's fine, I can go home tonight. But my question is if this was supposed to be a information meeting and everything for everybody why weren't we invited to be sitting upfront to deliver information to everybody? That's my question. And like the lady said, you had it at 5:00. I know we're in a pandemic. I know people are not working, but some people still have to work a job and we don't get off 'til 5:00. What would it hurt to been here at 7:00? Maybe more people could come and more people have spoke. We've done studies since like Joe said, 1999, and it shows the water's got to come from Camden. I believe there was a contract before Camden got their water plant that South Mills had to sign buying water. We got a whole stack of contracts. '08 and '09, we started on the water agreement and all them contracts was no good so they said. So it cost us substantial money just to get an agreement. But I don't know what the answer is. I know if the two boards don't sit down and talk nobody will ever get nothing resolved. And we've been trying to talk and trying to talk. We had one meeting. We had subs and they provided from Firehouse Subs. Mr. Bowman went by, he went over the contract but nobody was allowed to talk. If you not allowed to talk you never get nothing settled. I mean and we playing with everybody's water here and their houses and the pressure and our livelihood. I mean if you want South Mills Water sold, sell it. It's not Wayne's water company. I get blamed for a lot of the decisions but it's not Wayne's water company. I work for the board. So like I say, if they want to fire me tonight they can but some things got to be said. (outbursts from the audience)

Nicole Smith

I'm going to stop that right there. I'm sorry, nervous, so I forgot to ask a very important question that we've talked about before coming here – all of us in our neighborhood. If we are in fact getting water from Camden that is good in Camden but, at least on our street, is horrible – it's like drinking pool water. We you know have to put expensive filtration systems just to not poison our kids with the chlorine content is what it smells like, or the sediment that builds up in the pipes and everything. If we're truly getting that water from Camden, why is it so horrible is really my question from end to the other? And how is adding more load to the system with more people going to change any of that or is there any plan to change that to make the water actually drinkable? I didn't even like taking showers in it when we first moved here. It just horrified me how smelly it was.

Ken Bowman

No, I don't have an answer for you now because where you are now is in the South Mills Water District, okay. You all have to understand there is a South Mills Water District and a Camden Water District. So the water is sold to, what Camden is selling, is to the South Mills Water District. So anybody that lives within that district, those lines, that water, belongs to South Mills. And it's east of 343 now, Route 343, okay. So that's where the water goes. Camden water, going through South Mills lines.

Nicole Smith

But why is it so different? I didn't even have to have a filter when I lived in Shiloh.

Ken Bowman

I can't answer that. (audience members talking amongst themselves)

Joe Jackson

I'll try to take it easy on you. You should know the answers to the questions. So trying to drill in a new well in South Camden, correct? You won't know the capacity of that until after it's drilled. What is your expected capacity of it? What are you shooting for? (inaudible) Your discharge NPDES permit right now is for how many gallons of discharge per day and where are you at on a scale of 1 to 10 at max capacity?

Chuck Jones

We're at 60%. Our discharge is 432,000 gallons a day. We're about 60%.

Joe Jackson

Has South Camden upgraded their RO filtration system and added enough RO filtration tubes skid to produce this water or is the well going to have to go in and then also add a skid in to filter this water? (inaudible) So your capacity really won't be anymore. You're still on the same capacity that you've got now. So you're not going to increase capacity just by adding a well.

Chuck Jones

No, sir.

Joe Jackson

Okay. So whatever they've got now is what they're going to have after they spend all this money to put a new well in. (inaudible) So according to what Chuck just said, they can be spend \$100,000 or \$200,000 or whatever it's going to cost to put this well in and it's not going to produce any more water. The way a well works is you pump the water, it pumps it down, have to turn the well off so that the aquifer, basically the water table regenerates and fills back up. When it fills back up you pump it down again. I don't know exactly where things are, it's been 12 years. But you can only pump a well 12 hours a day maximum. Your water plant fills up, well cuts off, fills back up and so it's a cycle like a heating and air unit. But if they're going to add this well and it's just going to be to give the others wells rest, not going to produce not one more gallon of water unless they over-pump the well, which you never want to do. It's going to give the wells they've got now a rest. (talking in audience)

Kenneth Bowman

That's a very good question and one of the reasons the meeting is taking place tonight – is so everybody that's in the decision-making process can hear this. That's a very good question because four years ago Wayne and I met and we sat down and we tried to work through this, and we had some meetings, yes we did. We had a meeting. I bought subs. We went in the Ruritan Club there in South Mills. We sat down, I gave a PowerPoint presentation. Wayne gave some information to me. The commissioners and board sat there and pretty much it was adjourned, okay. There was no discussion. But then after the meeting then there were little groups of people that broke up and they had a lot to say. But did they say it in the meeting? Not so much, okay. That was four years ago, four years ago. A lot has changed in four years. But we're at the same place we were four years ago. We need to move this thing off the dime and move forward. It's not going to go away. So water, the sewer plant over here – we're looking at engineering this for an expansion right now. We've got a grant out there and it's going to cost us over \$660,000 to do the engineering for that. We're trying to make sure that we've got sewer available for projects like this one that's going in right there. As a matter of fact, Joey where are you? I met with him here a week or so ago. We'd like to have them hook up to the sewer. How many houses have you got – 37? 37 homes going in, 37 septic systems going in. So we're trying to make this more efficient as we go along. It takes time but there still has to be some decisions made on how we move forward with this. The decision makers are right here. Those folks sitting up there and these folks sitting out here. (audience talking amongst themselves) The two wells that he's mentioning here going on the piece of property, they would have two different depths on them – one is 170. Chuck what's the other one? Two different aquifers so you won't be drawing out of the same aquifer with these.

William Stafford

I was sitting back here and was listening to what everybody was saying. I don't know if you were listening to the fire chief but I was. What are the reasons that you cannot continue to put houses in here – you cannot continue to develop? One of the things that the chief was talking about was that there are only certain ways that you could limit development. One of those was if you didn't have the capacity for services. They've already been approved but you can't put them in...or you can't approve them unless you have the services there. If you didn't have a fire station here you wouldn't have the fire capacity or the capacity to provide the service. So we're all here complaining about this and that and I've listened to him, I've listened to Joe, very educated on the subject. This gentleman here had a concern, which kind of piqued my interest. I live on McPherson Road. I've got plenty of water. I'm running about 250 feet of inch and a quarter pipe from the meter. I've got plenty of water at my house. Something else is going on and I don't know the hydraulics of it, you do. But South Mills Water Association and the deal they have going with Camden is working relatively well for what we have now. There is also a connection to Pasquotank. Are you buying water from Pasquotank? Okay so if you sell Newland off they're going to pick that up. Plus they can also provide water to South Mills Water Association if there was an agreement for it, okay. So the common denominator here, and the only reason I'm talking now is because once the commissioners get up here we're probably not going to be able to interact with them, okay. I've been that route before. So the reason we're here, in my opinion, is not so much a problem with South Mills Water Association as it is that somebody wants to be able to support the developers, okay. So my question is, which maybe it'll get answered and maybe it won't, if we don't have the

capacity to provide 500 and some up here in South Mills, 1700 households right here where we are...and by the way, I know why the fire station is here. I've been in the fire service...this station was put here by a developer so that the fire rating and you have the lowest you can get, if I'm not mistaken...so that the fire rating and the ambulance is close to his development, okay. We know that. So when you get your turn what I want to know is that if nothing is done major to change can the developers still develop or do they have to wait until capacity is there to supply those homes? The other point that I want to put out there, I happen to have had a career in the City of Chesapeake in the fire service. So you know water kind of goes hand-in-hand with that, too. Have you ever wondered why the City of Chesapeake has a water plant in the southern part of the city but the southern part of the city is on well water? You don't see a lot of major development there, do you? You don't see apartment complexes, any of that, on Ballahack Road, do you? My opinion is the City of Chesapeake figured out how to slow growth. You're not going to stop it, it's going to come. But you have to do it in a smart way. And spot development here and there with all these apartments and all this stuff is going to turn around and bite somebody. You'll be out of office. Somebody else is going to take that spot and they're going to get stuck with trying to figure out how to manage it. You need to go to the City of Chesapeake and you need to talk to some people there because they were in this position 30 years ago – the exact same thing. That's how they handled it. So that's it.

Joe Jackson

We've been talking about water in; getting water out of the ground, getting it into our houses. Where does that water go when you flush the commode or drain the sink? It's water out. Where's all this water going to go? The system back from my understanding is pretty much at capacity. Is that correct? No? How much more capacity is on that? (inaudible) Do we know how much capacity? It's a daily figure that you fill the paperwork out on every month. (inaudible) So one train, capacity is not met yet. Are all these new houses going to be added on to the wastewater system or are they going to be on septic tanks and all of that? Okay we were pursuing it. I've been in government long enough, that pursuit sometimes takes 5 to 10 years. So until that pursuit is ended and there's a signature on the dotted line...I understand and I'm kind of like with Billy, you're not going to stop growth – it's going to come. I've been here 50 years plus, slow growth. And these are issues that really need to be figured out before that max capacity is met or even 80% max capacity. So it's up to the five people sitting at this table up here, the County Manager, the Public Works Director, Wayne to hear what we've got to say and take these factors into consideration because you know we're the ones that our kids are going to live here, next two or three generations, four or five generations, whatever it's going to be, and we're going to be stuck with it. So all this is kind of public works – water, wastewater, distribution, waterflow. Where's it going to come from? Where's it going to go? These things need to be hard numbers with facts that are going to work out before the developments are able to put a shovel in the ground. And I worked with some of these developers years ago when the capacity was there; when Camden had just put their new RO plant on and the capacity was there. South Mills was able to produce twice the amount of water that they're producing now. But things have changed. My understanding is that some of their design builds have changed. Change orders have gone in. We're not going to do this many houses, we're going to do this or we're going to put in apartments instead of putting these things in. When those things come up the community needs to know about those so that we can have an input in it. So I think the citizens of South Mills and Camden County, we need a letter mailed out to us to let us know what's going on – not just a website, not just a 5:00 meeting, you know not just put a thing in the newspaper and then you know...how many get The Daily Advance currently? One. One. What, have we got 100 people here? Okay, 2. Billy gets it, okay. I mean so there's got to be a better way to communicate with the residents, communicate with the citizens that are footing the bill for all this in the long run, because we've been here for years and years. My dad built South Mills Supermarket in 1976. Been here a long time. So we need information. We need to be informed. And I don't think we're getting the information that we need. We need input 'cause there's a lot of different dynamics that are taking place behind closed doors at the county. We've elected the officials to do those things, yes, but still you're elected officials to do you know somewhat what we want done, too. And that needs an accountability factor behind it so that we're informed on what's taking place with an open forum – not just telling us what's going to appease us pass us on a little way longer down the road. That's not working.

Ken Bowman

So this is hard work and I am really glad everybody showed up tonight because this is not something that you just...okay, we had a meeting, it's going to happen. It doesn't work that way. This is hard work. Having this meeting tonight is a risk. It's a risk because a lot of people are coming in here and they're going that's my neighbor, those are my friends, but they have different ideas, they have different opinions, they have a different way of thinking, a different way of doing business. All of you together have got to put your minds together and figure out how to move this county forward. That's what the elected folks are looking for. They're looking for that input also. But remember, the ordinances that are in place, they're the law. They are the rules that they make those

decisions by. So let me just say this as a sidebar. Any time you see it advertised where a policy or an ordinance is coming up for review, show up just like you're doing now. Read those things because they're going to vote. They're going to write them according to the best way they can see it applying toward the county. Don't ever say, "Well I didn't have any input," because they are public notices. So make sure that you show up and do that, okay. They're in the newspaper... (inaudible comments). I understand, how did you find out about it? Absolutely 'cause that social media stuff works. So anyway, I'll take care of that. That's an admin thing. Anybody else got anything? Yes, sir.

James Burnham

My name is James Burnham. I'm 81 years old and I've lived in Camden County all but five years of my life. I was on the County Planning Board for 11 years. During that 11 years we changed the UDO and made minimum lot size to build on was 2 acres. Today, if I'm not mistaken it's a half-acre. What I want to know is, why can't the Planning Board and the Commissioners get together and revise the UDO again to one-and-a-half or two acres? That would cut down on the number of people moving in this county and also cut down on the water usage.

(Unidentified Audience Member)

Talking about wells and we're at capacity with water, which from what I understand is directly related to the number of houses that are in the county. So we're digging wells --- (too low, not at the mic) directly related to the development in the county. Who's paying for it? So why do my taxes increase so that man there can make money? I've been here my whole life. I'm not stressing the water, I'm not stressing the school. I'm not on the sewer. I don't even have the option to be on the sewer. Why do my taxes keep going up so that he can make his money? That's all I got.

David Rudiger

So a couple of questions have been asked and I want to see if I can help to answer. One of them was how long is this going to take? Our expectation for Camden Plantation is that that is a 20-year buildout. So it's not like 2000 houses are appearing in your back yard overnight. Another question was who pays for all this and why isn't the developer paying for it? We pay a connection fee to the water for every house, \$7,000. If I'm adding up the numbers right in my head, if there's 2500 houses that are planned, that's \$17 million on connection fees for water. So the connection fees are supposed to be for infrastructure. And then the regular usage fees are paying for the water treatment and all of that. We're also going to be paying connection fees to connect to the sewer and those go to building the infrastructure on the sewer side of things. We've been paying taxes on 600 acres up here for almost 20 years. Someone also asked about why this fire station is here. It's because that's where the county told us they wanted it. So it wasn't because we tried to say this is where we want it. So I hope that's helped to answer some questions.

Ken Bowman

And again, let me just emphasize what he just said there, and I know it came up in the back in another small little side conversation. These projects that have been on the books, these are not going to be overnight projects. These are 15, 20, 25 years phased-in projects. So this is time, this is the opportunity now to have these discussions. Yes, you may not like them but it's the tough questions that are being asked that's going to help move these things forward. Now's the time to do it because 20 years from now when our kids are in here and they're going, "What happened? Our parents didn't attend these meetings? Are they the ones that didn't speak up?" We need to make sure that we speak up and plan for this. Is it incrementally? Yes. Is it phased in? Yes. We're not doing all this overnight. So think about it like that when you're looking at planning, when you're looking at the future growth – that we do it in a systematic way that's good for everybody, okay. Just stay in tune with this. All right, so right now I'm going to start right here with the mic. Again, I don't know what they're going to say but I know it'll be good.

Commissioner Ross Munro

Hey listen, coming to these meetings and calling people's name and being childish isn't going to get us anywhere, right. We all live in Camden County, we all have rights, all right. The farmer has a right to sell his property to a developer. He has a right to sell his property so he can retire and live comfortably. It's his property, right? We have laws that we go by that are UDO's. And we can't just willy-nilly change them. But we will look into Pasquotank's 85% capacity, Currituck. We'll look at that. We will, that's a great idea. But you know hey Craig, can I get a commitment from you right now? Because I know the entire Board of Commissioners will meet with your entire board. (inaudible) You guys are willing to do that – spend a couple more hours? The Chairman wants to make it a Special Meeting. But if we make that are you guys committed? (over talking, outbursts from audience) Well see and the tit-for-tat stuff doesn't do any good. (inaudible) That's exactly right. But those kinds of comments

are what hurt meetings and hurt working together. And we need to be a team. We're Camden County. I moved down in here in 2005 because I love it, right. Do I realize it's going to change? Yeah. There's no stopping progress because I can't tell that farmer not to sell his property. And I have no right to do that, right. Whether I've lived here all my life or I'm new to the community yesterday, I'm a citizen of the United States and I have rights. I have a right to develop, I have a right to own property. And it doesn't matter that the developer gave us this facility, the fire department here, thank you, whichever developer did that. 'Cause Camden County is limited on funds and we can't do everything you guys want us to do. We try and we try to do our best and sometimes you know we might be doing what's best for 85% and some of you guys don't like to hear that. I'm sorry. But we're doing our best and we follow the law. And if you think you can do better I implore you to run for County Commissioner 'cause it's not an easy job. And it's not one day a month. And there's not a lot of wages attached to it. We do it because we love our community. But we'll get to the answers together as a community. Thank you.

Commissioner Randy Krainiak

Thank you, Ross. I've been leaving in this county for 35 years. I've made it a big part of my life to do everything I possibly can for this county from coaching ball to coaching my kids, opening the gym on Saturday nights. I love this county. Like he said, we're limited on what we can do. I wish everybody in this audience would go look up the UDO, state laws concerning buying and selling property and get with the School of Government and attorneys and find out where we stand. We cannot just do what we want to do. We've got to follow the rules of the law. And certainly, if you know me, I've got an old house, an old car, an old woman and I love them all. And I would love to keep it conservative and old as I possibly can. But we cannot stop it. I've been slapped a number of times, even by commissioners out in the stands here, "Randy, you can't stop it because you don't own the property." Understand that I don't own your property and I cannot tell you what to do with it. Sometimes we like to think we can step on people's toes but it's not just the right thing to do. It's your property. And sometimes some people said that we just sit back and listen to what you say and don't comment to it. I think part of the process is getting educated. I've gotten educated in the x amount of years I've been serving on the Board. This is starting my third term here. But I'm trying to represent the people in this county – not Pasquotank County, not Currituck County, not Raleigh. So we hear what you have to say but the rules are the rules. We can't change them. And just because it's said, don't make it true; if it's in print don't make it true. We do work honestly for this county. I see a vein popping out of some people's neck that we just don't care about this county. That is not true. Every one of us on this board, I know this board, they love this county and want to see it do better than what it ever has been. But unfortunately, some of these people ask us to do things that we cannot and they ask for better improvements that we cannot do unless we have more houses also. So that's going against my grain again. I've got houses next to my house, okay, a development next to my house. Do you think I was happy about it? Okay, you understand.

Commissioner Tiffney White

I'm Tiffney White, I'm new to the Board. It's been a lot of work. It's more than one meeting a month. Ya'll can roll your eyes if you would like. But it is work. And I live on McPherson. I have the same problem with South Mills Water, also. I can't take a shower and run the washing machine or dishwasher at the same time either. I understand. I've been there 5 years, still got to the same problem. I have reverse osmosis in my house, I still have the same problem. So there is a problem with the water. I understand that. Been there. That's all I have to say.

[Dialogue between the commissioners and unidentified members of the audience.]

Commissioner Clayton Riggs

So I'm not going to give us a pep talk, we've had three of them. What I would like to say is I'm interested in knowing the details of that 85% because the first time I got elected several years ago, I put a moratorium in Camden County. I was the guy who made the motion and we put a moratorium. We put a moratorium and at the end of 3 years, not these guys in particular, but the developers that showed up at the meeting that night came with a lawyer and a lawsuit and we got sued because we can't stop building. We have to control it, but we can't stop it, okay. So the idea that we can just cut the fence off and stop building, that's out the window. The next thing is we built the reverse osmosis water plant. When we built that we thought a million gallons a day would be a sufficient amount for Camden because South Mills had wells that were all working at quite a large capacity. Well then as things get built, even down on the south end, there's houses popping up around me like mushrooms. The capacity of the south end came up, which has taken almost a half million gallons by itself. And then we sell Wayne 150,000. We sell South Mills Water Association 150,000 gallons, which really they're utilizing about 185,000 gallons. We're almost at 700,000 gallons out of the original million. Don't matter how many wells we put in the ground, until that next train gets put on there we will not be able to go past the one million mark. As far as I know, the sitting plant right now will make one million gallons a day. And it's making 750 thousand. The report is online, when you see the

commissioners' reports, it's right there. The Water Department briefs it every month. We're already working on new wells to get us to the million point. (talking from the audience) I'm not the water guy and when we built that water plant you were the water guy that had the conversation with us. (over talking) And remember how great we thought the reverse osmosis was going to be? It is good water but the problem is the county's growing faster than the plant can support. So now we have to consider more well points and another train in order to increase the capacity that South Mills Water needs. We could probably get into 200,000 gallons and not starve anybody out. But where does reserve capacity go? We don't have any. It's not like we've got another well over there and we can open another valve. Is Chuck still back there? What's the number for the second train? Do you remember? What's the price for the second train?

Chuck Jones

I'm estimating the train by itself would probably be \$6 million – you know the infrastructure, the building to put it in. There's no room left in the building for another train – the pumps and piping.

Clayton Riggs

That's just one step in the process. Secondly, some of these problems that the people are talking about with water going to their house is because the lines in the ground are either undersized or...but the line going down McPherson Road...(over talking) Is the 6 pushing to the 12 or is the 12 pushing to the 6?

Joe Jackson

It's linked together so that it flows in a motion so that the water is always fresh. And there's more volume of water in that loop from Culpepper to McPherson loop, more volume in gallons in that loop than anywhere else in the county just about.

Clayton Riggs

So if I lived on McPherson Road, I shouldn't be one of the people that stood up and said I have a pressure problem if there's more volume in that loop.

Joe Jackson

But there's a flow problem. Could be a valve. Could be simply that there's a valve that is cutting off the circulation of that system. It could simply be one valve that's closed in that loop...(over talking) So that needs to be investigated by South Mills Water. Now I reported that to South Mills Water. I could actually tell you the exact date. But it was about four months ago. I was doing some work out there on somebody's house and I did not have two gallons of waterflow per minutes. I didn't have a pressure meter but you've got a difference in flow and pressure. You can have a quarter-inch line at 60 pounds of pressure. It's how much water can you get out of that line. I reported that. I left that house and went straight to South Mills Water, talked to Regina. I said, "Regina, you have an issue at ABC address. I'm not even getting two gallons of water a minute out of it off of the first tap." And she's like, "Well I don't know, it's always been that way." I said, "Well there's a valve closed somewhere." But you've got more water volume in that loop than anywhere else in South Mills.

Clayton Riggs

You just confirmed what I was trying to say. The infrastructure that's in the ground needs to be examined in many of these places. It could be that the guy who ran it from the road to the house used a half-inch line.

Joe Jackson

If you've got a half-inch line off of a six-inch main, you're still going to get five gallons of water a minute and you're still going to get a minimum of 20 PSI.

Clayton Riggs

So can I go take me a shower and run my dishwasher and let the kids play with the water hose?

Joe Jackson

I do it on a dead-end line on Horseshoe Road every day. I raised 10 kids in that house and had plenty of water pressure on a dead-end line that goes down to a two-inch line 3 ½ miles down the road.

Clayton Riggs

There are still problems with infrastructure. Doesn't matter how much we discuss it, there's something...there's a valve or something restricting that flow that's causing those people to have it. Now personally, I'm not going to go

out there and check it because that is in the South Mills Water area and somebody needs to check and help us out. Next point is we need to study how to get more volume from that main pipe that comes up from South Camden up to here because I think we've got a section of a couple of miles that are still missing the large capacity. Capacity equals a certain amount of pressure because if you can push a whole bunch of water we can get it moving. We have to fix the water plan, we have to fix the well and we have to check all the infrastructure. All that basic operation for water plant, right? Okay so the meeting we should be having I believe is we sit down and discuss this: How do we get from where we're at today to that 200,000 or 300,000 gallons that South Mills Water Association needs us to push up that pipe? So we need to be working towards pushing that water up here. It don't matter if we build another new house in South Mills at all. There's still people in here that are starving for the right amount of water and the right amount of pressure and we need to try to fix that and we need to try to improve the outlook for the next 15 or 20 years. If we're not doing that we're just kind of like standing out there in a cold snow. It's not going to work. I have sat in every one of those meetings with the South Camden Water Association that was a County Commissioner and a Water Association. Mr. Lloyd was the first guy that told me, "It ain't gonna happen." I said, "Yes sir, whatever you say Mr. Lloyd." So that was when we suggested that we pump that 14-inch line up here. You had plenty of capacity then. You could do stuff like that. Now we need to work together to solve the capacity. That's about as far as I'm going to go. But I'm willing to sit down and talk all you want to. I'm willing to try to find the resources. The man just said it's going to cost us \$8 million, didn't he? Six for the RF Plant and then a couple of million dollars for wells 'cause he's already spent almost three-quarters of a million digging a hole. So we can help it.

(Unidentified Audience Member)

So if McPherson Road...if I didn't have any water pressure issues at all, but across the street, Camden Plantation, what's the difference? Isn't it the same pipes going through?

Joe Jackson

Yeah, it's the same main waterline going up the road. (over talking, inaudible)

Clayton Riggs

I'm an engineer but not a civil engineer. So if I was worrying about hydraulics like what you're talking about, if I was worrying about the hydraulics, I'd go to your house and check what's coming out of your pipe and then I'd walk across the street. And if theirs is half or a quarter of what you've got, I would definitely be looking in the ground between your house and the next house to find out why they're not the same.

(Unidentified Audience Member)

It would be that house and ten houses to the left of it.

Commissioner Tom White

I just wanted to say that I'm in favor of looking at the 85% to see if there's something that would be possible for us to implement. So I'm definitely in favor of looking at that. And Craig Carey, we'd be glad to meet with you so we'll try to get our County Manager to get with you and we do have to advertise 'cause you know we advertised tonight. And legally we have to advertise if we're meeting like that. So we'd be glad to meet with you and try to sit down and see what we can work out to try to help each other so that we can help the citizens and residents of South Mills. So we'd be glad to do that. I would like to thank everyone for coming out and we appreciate the comments that we've heard. We've got a lot of good information I think out of this meeting that'll help for planning for the future and things that we need to be looking at. So thank you very much for coming out and thank you for your comments. It's not an easy fix and it's things that we can be working on and trying to help you and help South Mills. So thank you very much. At this time we're going to go ahead and adjourn our meeting. So thanks again for coming out.