

Camden County Board of Commissioners
Camden County Board of Education
Joint Meeting
February 19, 2026; 6:30 PM
Camden Public Library Boardroom

MINUTES

A duly-noticed joint meeting of the Camden County Board of Commissioners and Camden County Board of Education was held in the Boardroom of the Camden Public Library on February 19, 2026 at 6:30 PM. The purpose of the meeting was to discuss the recent Schools Facility Condition Assessments and Usage Analysis conducted by Moseley. There was no official action taken.

Board Members Present

Board of Commissioners: Chair Jason Banks, Vice Chair Troy Leary, Commissioners Randy Krainiak, Sissy Aydlett and Tiffney White. Administrative Staff Present: County Manager Erin Burke and Clerk to the Board Karen Davis.

Camden County Board of Education: Chair Chris Purcell and Board Members Magen O’Neal, Adam High and Wayne White. Vice Chair Christian Overton participated remotely.

Call to Order

Chair Chris Purcell called to order the Camden County Board of Education and Chair Jason Banks called to order the Board of Commissioners.

Consideration of the Agenda

Board of Commissioners – Commissioner White offered a motion to approve the agenda as presented. The motion passed unanimously.

Board of Education – Mr. High offered a motion to approve the agenda with a second by Ms. O’Neal. The motion passed unanimously.

Presentation of Camden County Schools Facility Condition Assessments and Usage Analysis - Moseley

- Facility Condition Assessment
 - Visually evaluate the current condition of the building systems
 - Estimate the remaining useful life of these systems
 - Develop a 10-year CIP for the facilities
- Assessed the Following
 - Exterior envelope
 - Architectural interiors
 - Structural systems
 - Mechanical, electrical, plumbing, and fire protection systems
 - Life safety

Facility Condition Index

School	Deferred Maintenance ¹	Replacement Value ²	FCI	Condition Rating
Camden High School	\$4,458,160	\$36,183,225	0.12	Poor
Camden Early College	\$125,524	\$9,069,500	0.01	Good
Grandy Primary School	\$4,963,628	\$34,829,600	0.14	Poor
Camden Intermediate School	\$2,372,420	\$25,210,150	0.09	Fair
Camden Middle School	\$6,008,735	\$33,623,875	0.18	Poor
Overall	\$17,928,466	\$138,916,350	0.13	Poor

¹Deferred maintenance items recommended by Moseley through 2025 with general contractor fees, contingencies, and bonds/insurance fees included in \$ amounts.

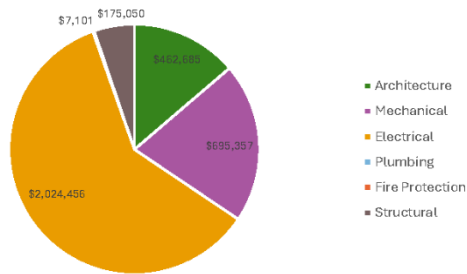
²Estimated building replacement value. Does not include FFE, contingency, or soft costs.

$$FCI = \frac{\text{Total Cost of Deficiencies}}{\text{Building Replacement Value}}$$



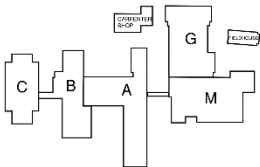
Camden High School

$$FCI = \frac{\$4,458,160}{\$36,183,225} = 0.12, "poor"$$



Moseley

Camden High School



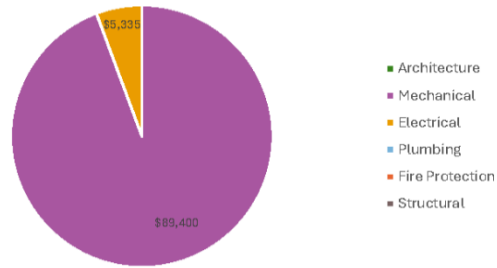
Year 1 Recommendations

- Replace roof of Building M
- Provide stormwater management along building perimeter
- Install insulation on lavatory piping
- Install crack monitors in rooms C-10 and storage in C-1
- Replace failed expansion joints and repair cracks in exterior walls.
- Studies:
 - Insulation retrofit options for gym roof
 - Accessibility
- End of life replacement of:
 - Building A, B, and C mechanical
 - Rooftop units serving building M
 - Unit heaters in building G
 - Electrical distribution
 - Fire alarm
 - General and Emergency lighting
 - Public address
 - Carpenter shop plumbing fixtures

Moseley

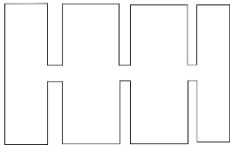
Camden Early College

$$FCI = \frac{\$125,524}{\$9,069,500} = 0.01, "good"$$



Moseley

Camden Early College



End of life replacement of:

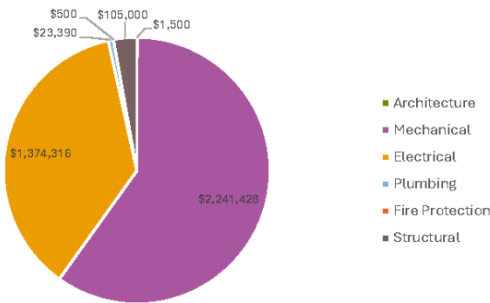
- Bard units
- Emergency lighting
- Exit signs



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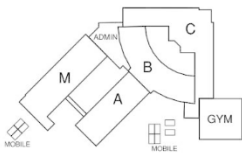
Grandy Primary School

$$FCI = \frac{\$4,963,628}{\$34,829,600} = 0.14, \text{ "poor"}$$



Moseley

Grandy Primary School



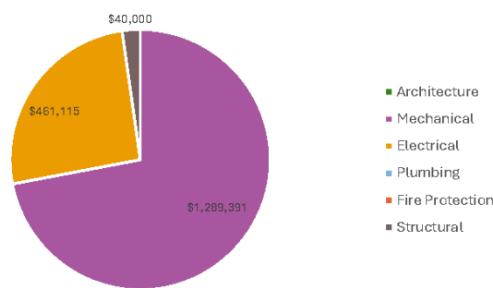
Year 1 Recommendations

- Provide proper stormwater management along building perimeter
- Repair corrosion at exterior window in mobile classroom
- Clean air devices
- Upgrade building automation system
- Ensure clear space around water heaters
- Install ADA-compliant faucets and insulate lavatory piping
- Repair leak in fire protection system
- Replace canopy walkway posts
- Repair rusted lintel
- End of life replacement of:
 - Most mechanical equipment
 - General and Emergency lighting
 - Electrical distribution system in buildings A, B, and M
 - Public address system.
 - Drinking fountains in building A

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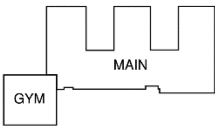
Camden Intermediate School

$$FCI = \frac{\$2,372,420}{\$25,210,150} = 0.09, "fair"$$



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Camden Intermediate School



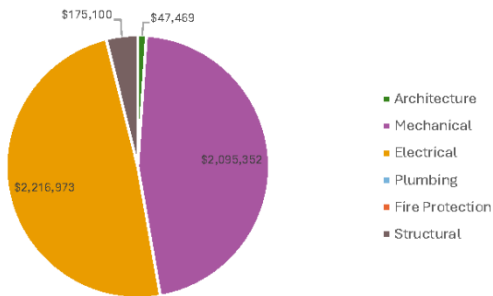
Year 1 Recommendations

- Provide proper stormwater management along building perimeter
- Accessibility study
- Upgrade building automation controls
- End of life replacement of:
 - Complete mechanical system
 - Public address system and dining audio system
 - Emergency lighting
 - Fire alarm system

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Camden Middle School

$$FCI = \frac{\$6,008,735}{\$33,623,875} = 0.18, "poor"$$



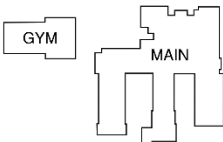
Moseley

Camden Middle School

Year 1 Recommendations

- Repair water damaged ceiling
- Provide proper stormwater management along building perimeter
- Repair or replace fire alarm control panel
- Install crack monitors in sprinkler room
 - Further action will be required if this is found to be an active condition
- Replace failed expansion joints and repair cracks in exterior walls
- Accessibility Study

- End of life replacement of:
 - Complete mechanical system
 - Lighting
 - Interior
 - Exterior
 - Auditorium theatrical and house
- Public address system
- Telephone and data system
- Fire alarm system



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Traffic Study

- Purpose of the traffic study is to understand the current traffic patterns.
- High-level overview of traffic and onsite queuing
 - AM and PM peak-period drone video observations
 - High-level recommendations for potential onsite and site driveway improvements

- Existing Camden High School (based on current high school use)
- Relocate student parking, provide queuing stacking in southwest parking lot
 - Request signal timing plan modification at US 158 / NC 343 during school PM peak
 - Construct a northbound right-turn lane along US 158 into southernmost parking lot

- Grandy Primary / Camden Intermediate School
- Reevaluate if there are changes along Noblitt Drive or traffic control is not provided

- Camden Middle School
- Restrict exiting PM trips to right-out and/or building a left turn lane on Scotland Road
 - Provide circuitous queuing stacking in eastern parking lot

- Future Camden High School
- Stagger high school bell schedule by at least 30 minutes to minimize traffic impact with GPS/CIS
 - Construct north right turn lane and southbound left turn lane at both NC 343 site accesses*
 - Create approximately 1,650 feet of onsite double-stack queue storage*
*part of off-site improvements designed for new high school

Demographics

Capacities & Average Daily Membership (ADM)

Camden County Schools Membership Forecast

1. Historic Month-1 Average Daily Membership (ADM) supplied by NC DPI, PreK not included. 2025-26 Month-1 ADM and PreK counts supplied by CCS.
2. School capacities supplied by Moseley Designs, December 2025. Mobile classrooms are not included. Camden County HS and Camden Early College High have a combined capacity of 570.
3. Forecast includes impacts from residential development data supplied by Camden County planning department in fall 2025.
4. Forecast generated by Numerix Cohort-Feeder model. Projected RLB annual gain = 1.28%, 2025 to 2030. K-13 average annual gain = 1.20%, 2026-27 to 2035-36.

Grades	Capacities		Historic Month-1 ADM (No PreK)						Forecasted Month-1 Average Daily Membership										
	2025-26	PreK	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	
Elementary																			
Grandy Primary	PreK-2	609	5	516	576	589	430	413	401	383	379	398	420	436	437	445	451	456	460
Camden Intermediate	3-5	546		347	396	440	462	458	445	452	434	437	417	414	436	459	476	478	486
Camden Middle	6-8	494		294	267	267	440	455	445	463	482	483	491	470	474	453	449	472	497
Camden County High	9-12	570		441	467	464	451	457	468	464	487	496	515	551	543	564	569	552	554
Camden Early College High	9-13	n/a		169	144	142	138	124	127	127	127	127	127	127	127	127	127	127	127
Total		2219	5	1767	1850	1902	1921	1907	1886	1890	1909	1940	1970	1998	2018	2048	2072	2085	2124

< 90%

90% - 100%

100% - 110%

> 110%

Forecast generated by Numerix LLC

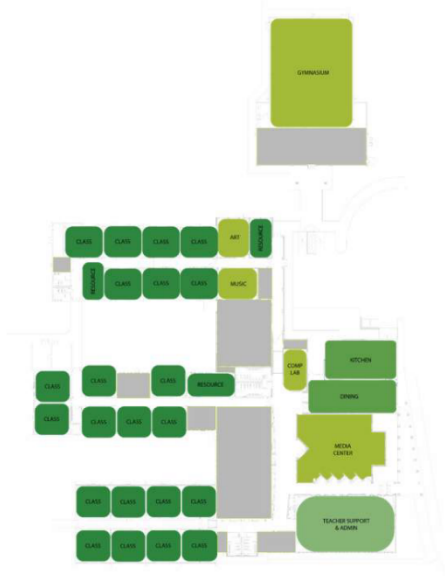
New High School/Early College Capacity is 925 students.

- Programming and Future Planning – Understand the space needed for all CCS programs and anticipate needs based on future demographic projections.
- Study classroom, administrative, extracurricular, and specialized space usage
 - Identify underutilized and overextended areas
 - Evaluate ADA and safety compliance
 - Recommend optimization strategies

Recommended Camden Intermediate School

Within existing Camden Middle School

- LEARNING
- LEARNING SUPPORT
- FOOD SERVICES
- ADMINISTRATIVE
- EXTRA PROGRAM SPACE

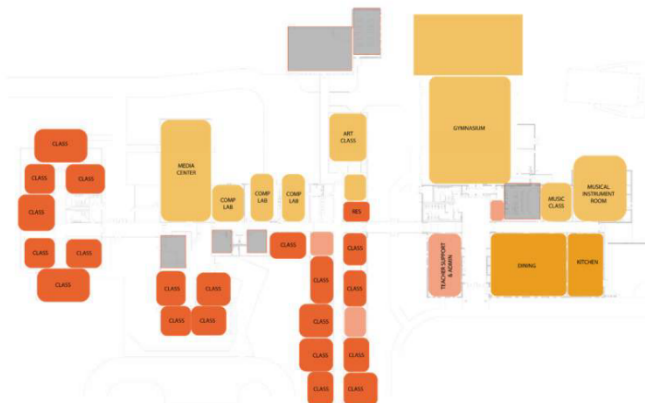


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Recommended Camden Middle School – Option 1

Within existing Camden High School

- LEARNING
- LEARNING SUPPORT
- FOOD SERVICES
- ADMINISTRATIVE
- EXTRA PROGRAM SPACE



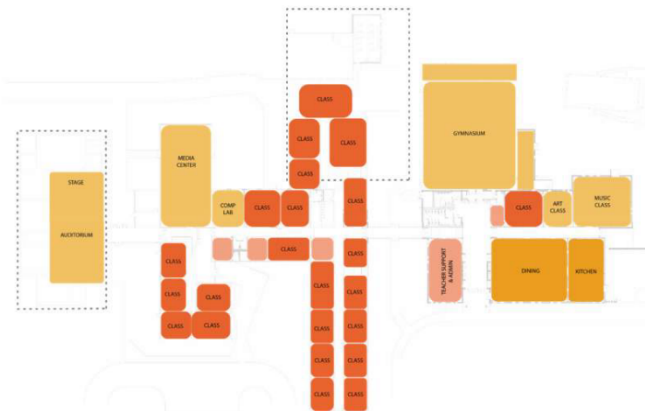
Moseley

* NO COMPARABLE SPACE FOR THIS PROGRAM

Recommended Camden Middle School – Option 2

Within existing Camden High School

- LEARNING
- LEARNING SUPPORT
- FOOD SERVICES
- ADMINISTRATIVE
- TO BE DEMOLISHED



Moseley

- Next Steps
- Revise the Capital Improvement Plan (CIP) to incorporate information from the Facility Condition Assessments
 - Determine recommendations and timelines for future building use

Discussion included the following:

- Potential for athletic fields / facilities use at the current Early College property (if trailers are removed)
- ADA compliance included in recommendations
- Feasibility and potential opening of unused spaces for County or other programming uses
- Currently-approved new housing and effect on the projected Average Daily Membership (ADM) included in study (See Demographics information)
- Recap of Recommended Option (avoids leaving an open building, allows room for growth, traffic queuing advantages)
 - Middle school students move to existing high school campus
 - Intermediate school students move to existing middle school campus
 - Primary school students remain at current location
- Advantages of deconstruction versus repair/replacement of specific recommended spaces included in presentation
- Moseley to provide an update on the revised capacity of each building based on the utilization of recommended options.
- The addition of a secondary ingress and egress at the new high school's effect on traffic queuing was not included in the study and Moseley will provide an update on what would be required for that particular study.
- Next steps: Decisions to be made on campus usage, determine budget needs.

Adjourn

Board of Education - Mr. High offered a motion to adjourn, with a second offered by Mr. White. The motion passed unanimously with all members voting aye and no member voting nay.

Board of Commissioners – Commissioner Aydlett offered a motion to adjourn. The motion passed unanimously with all members voting aye and no member voting nay.

There being no further matters for discussion, Chairs Purcell and Banks adjourned the respective boards at 7:26 PM.