Camden County Board of Commissioners
South Camden Water & Sewer District Board of Directors
Regular Meeting – April 6, 2026
Camden Public Library Boardroom
118 Hwy 343 North

Minutes

A duly-noticed regular meeting of the Camden County Board of Commissioners was held in boardroom of the Camden Public Library on April 6, 2026 at 7:00 PM with a Closed Session at 6:30 PM to consult with the county attorney in regard to matters of attorney-client privilege and B&M Investments of North Carolina, LLC v. Camden County (Civil File No.: 2:26-cv-00012-BO). The Board of Commissioners also met as the South Camden Water & Sewer District Board of Directors during the Regular Meeting.

CALL TO ORDER
The meeting was called to order by Vice Chair Troy Leary at 6:30 PM. Also Present: Commissioners Randy Krainiak, Sissy Aydlett and Tiffney White. Absent: Chair Jason Banks

Administration Staff Present: County Manager Erin Burke, Clerk to the Board Karen Davis and County Attorney Lauren Arizaga-Womble.

CLOSED SESSION

Motion to go into Closed Session to consult with the County Attorney in regard to matters within attorney-client privilege and B&M Investments of North Carolina, LLC v. Camden County (Civil File No.: 2:26-cv-00012-BO).

RESULT:	**PASSED**
MOVER:	Troy Leary
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

Motion to come out of Closed Session.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

At 7:00 PM Vice Chair Leary reconvened the Board of Commissioners for open session.

INVOCATION & PLEDGE OF ALLEGIANCE
Pastor Kevin Buzzard gave the invocation and the Board led in the Pledge of Allegiance.

ITEM 1. CONSIDERATION OF AGENDA

Motion to approve the agenda as presented.

RESULT:	**PASSED**
MOVER:	Sissy Aydlett
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

ITEM 2. CONFLICT OF INTEREST DISCLOSURE STATEMENT

Clerk to the Board Karen Davis read the Conflict of Interest Disclosure Statement.

ITEM 3. PRESENTATIONS

A. National Society Daughters of the American Revolution – Bonnie Henn with the Edenton Tea Party Chapter of the Daughters of the American Revolution recognized staff members Erin Burke, Sarah Hill, and Rodney Wooten for their planning assistance and support with the American Revolution Experience Traveling Exhibit held in Camden County.
B. North Carolina Forest Service – District Forester Mike Petruncio introduced Camden County's new County Ranger, Jamison Lauria.

ITEM 4. PUBLIC COMMENTS (AGENDA-RELATED)

None.

ITEM 5. HEARINGS

A. Quasi-Judicial Hearing: 2026-01-245 Special Use Permit application for Cellco d/b/a Verizon Wireless – Attorney Arizaga-Womble

Motion to open the quasi-judicial hearing.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

[Begin transcript]

Attorney Womble: So Board, as you know, quasi-judicial hearings are different than that of legislative decisions in that you are sitting as an impartial decision maker. You can only consider evidence as presented to you under oath and presented to you tonight during this hearing. We'll begin by having staff make their presentation and then the applicant and then I've not been made aware if there's anyone who alleges they're in opposition to this hearing. Is there anyone here other than staff and the applicant who is interested in trying to participate in this hearing? Alright, wonderful. So with that we will start with staff's presentation and oh, we need to swear in the witnesses. I'm sorry, Karen, I jumped right over that. Anyone who's going to be giving testimony tonight, please stand up, raise your hand, make sure…did they sign up Karen?

Board Clerk: They did not.

Attorney Womble: Okay. So if you'll stand up and give your name. Hunter, you'll need to be sworn and so go ahead and stand up so she can do the oath. And then who's here for the applicant?

Gary Bryant: I am, I'm counsel.

Attorney Womble: Okay.

Gary Bryant: I think everything that I'll be saying is already in the application but I'm happy to be sworn.

Attorney Womble: I think you should be sworn since you're here on behalf of the applicant just out of an abundance of caution. So Hunter and what's your name, sir?

Gary Bryant: Gary Bryant.

Attorney Womble: So Karen, if you'll go ahead and do that.

[The Clerk to the Board administers the oath.]

Hunter Munro: Good evening, Board.

Vice Chair Leary: Good evening.

Hunter Munro: On the agenda for tonight is an application for a Special Use Permit and request for a construction and operation of a 195 monopole wireless telecommunications to be located at 256 Perkins Road in Shiloh. The applicant, Cellco, doing business as Verizon Wireless, represented by Mr. Gary Bryant is here tonight and can address any questions regarding the application.

So the site of the location is on a 20.8-acre parcel located on the corner of Perkins Road and Trotman Road. So as a greater area map, this is that parcel outlined in blue right there and then zooming in. It's within the Shiloh Township one-mile buffer. The site is abutted by residential lots, farmland, the Areneuse Creek. The water lines run adjacent to the property along Perkins Road. The site is located in and is surrounded by the Working Lands Zoning District, which is everything in orange up there and there are some neighborhood residential lots within the greater area down to the south. The parcel does have some AE flood zone running through it, of the creek. However, the limits of the construction will be within the X flood zone and likewise, the area of the property that runs along the creek is considered Jurisdictional Wetlands by the US Army Corps of Engineers but the scope of work will not touch nor impact this area.

The applicant held a meeting on December 16, 2025 as a neighborhood meeting and the impressions by the citizens present was generally positive or otherwise neutral, with the greatest concern being just the visibility of the tower naturally along the rural skyline. Other than that, it was fairly positive consensus from the citizens present there.

A formal application for a Special Use Permit was submitted on January 20, 2026 and contained a project narrative, an application, a map showing projected network expansions, a site plan, photographic simulations like the one that you see above, neighborhood meeting contents and the lease agreement from the property owner.

Now the findings that are required for a Special Use Permit are as such:

1) Will the proposed Special Use Permit enhance the public health, safety, or welfare if located where proposed?

   It is staff's determination that public health, safety and welfare will all greatly benefit by the location of the proposed special use. Improved cellular connectivity will allow for better response times by emergency management services, the fire stations and Sheriff's Department services. Residents within a 5-mile radius shall also expect to see improved cellular coverage.

2) Are there any requirements, standards, conditions, and/or specifications of the Ordinance, including article 151.4 Use Regulations that the Special Use does not comply with?

   Staff has determined that there are no requirements, standards, conditions, and/or specifications of the Ordinance that the proposed Special Use application does not comply with.

3) Will the Special Use substantially injure the value of abutting land, or is the Special Use a public necessity?

   Staff has determined that the proposed Special Use is a public necessity. The proposed Special Use will extend cellular network service capabilities into areas of the county that currently receive very little signal from the existing

towers in Camden. Areas like Alder Branch and Old Trap will expect to receive increased coverage by being within the 5-mile radius. There is not enough conclusive data to suggest a substantial injury to the value of any abutting property.

4) Will the Special Use be in harmony with the area in which it is to be located?

   Staff has determined that the proposed Special Use will be in harmony with the surrounding area.

5) Is the Special Use in general conformity with the County's adopted policy guidelines?

   Freestanding telecommunication towers are permitted via an approved Special Use Permit. The proposed Special Use is in accordance with the Comprehensive Land Use Plan and CAMA Land Use Plan.

6) Will the Special Use exceed the County's ability to provide adequate public facilities, which would be for schools, fire protection, rescue and law enforcement?

   The County's ability to provide adequate public facilities should expect to improve as a result of the proposed Special Use.

Planning Staff recommendations are as follows: We recommend approval of Special Use Permit 2026-01-245 with the following recommendations:

1) To obtain approval of the Major Site Plan and approval by the Planning Board.
2) The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules, regulations may apply to this development.

Does the Board have any questions for staff?

Vice Chair Leary: You said it's going to help the residents in Old Trap. So I know there's a section on Pond Road that's a dead zone, also, so I'm pretty sure that should cover that dead zone on Pond Road, too?

Hunter Munro: Yes, sir. So from where this is, it's five miles of a radius around that.

Vice Chair Leary: So even off Sandy Hook Road, that dead zone, too; it should cover that also.

Hunter Munro: Yes, that is going to be covered.

Vice Chair Leary: Erin Burke, I know how you feel about those dead zones down there, too. And I know there's a lot of loved ones that have reached out to me and says their parents have cell phones and they're dependent on those cell phones to get in touch with them and they're having troubles once in a while. So they would really appreciate a boost in their service, I'm sure. And another question, maintaining the property. Who's in charge of maintaining how often is the property going to be maintained and mowed? Because I know we have some solar farms down this way. I do not think they're maintained up to par like they should be. Now will this be maintained?

Hunter Munro: So I would like to defer that question to the applicant.

Vice Chair Leary: Okay.

Hunter Munro: What I can tell you is that they are leasing a 10,000 square foot portion of the property. So it's a 20.8-acre parcel but they're only leasing 10,000 square feet? Am I correct on that? Okay.

Vice Chair Leary: Thank you.

Commissioner Krainiak: To continue farming; farming it out. Good.

Vice Chair Leary: Any other questions from the Board?

Hunter Munro: Alright in that case I'm going to pull up a presentation that was given during the neighborhood meeting for the applicant if they so choose to need it.

Attorney Womble: Alright. Mr. Bryant, did you have any questions for staff?

Gary Bryant: No.

Attorney Womble: Alright. So Karen, if you'll mark staff's report and the agenda package as County 1 for the record. And then we will turn it over to the applicant.

Gary Bryant: Thank you for putting that up. If I had tried to do it we'd be here all day and things would fall apart because my kids are out of the house now and I don't know how to do those kinds of things. But I do know how to read. Good evening, Vice Chairman Leary and members of the Board of Commissioners and staff. For the record, I'm Gary Bryant. I'm a North Carolina licensed attorney. My office is in Norfolk but I live off of Ballahack Road and I'm in your Dismal Swamp State Park probably 20 or 30 times a year. It's a wonderful, wonderful place so I'm glad I live close.

As Hunter indicated in the report, my client is Cellco partnership, which does business as Verizon Wireless. This Special Use Permit application is to construct and operate a 190-foot Monopole wireless communications tower with a 4-foot lightning rod, together with related facilities in an approximately 10,000 square-foot portion of the referenced 20.8-acre parcel, which is as he's already said, zoned Working Lands. Verizon Wireless is licensed by the FCC to provide wireless communication services throughout the county. Verizon currently has a need for an antenna site to provide wireless service to residents and businesses in the area surrounding the property and along Perkins Road. We have dead zones in there. I

won't repeat what Hunter's already said. The applicant's network of antenna sites, it's largely based on the use of existing towers and tall structures that are built by the applicant or other wireless carriers or tower companies. We like to colocate when we can. Before determining that a new wireless telecommunication tower was necessary to satisfy its coverage objectives here, the applicant first searched the area surrounding the property for existing towers or tall structures on which we could colocate our antennas. There aren't any within five miles of the proposed tower on which we could colocate. As a result the applicant next looked for a large parcel on which it could locate a new wireless telecommunications tower in a manner that would comply with federal, state and local law and consistent with the plan. We've already talked about, or Hunter's already talked about where it is. The property is adjacent to a stand of trees and vegetation within a 2500 square-foot equipment compound approximately 215 feet from Perkins Road and 330 feet, or over 100 yards from the closest off-site residential structure.

The equipment compound will be surrounded by an 8-foot high chain-link fence topped with barbed wire. The compound will be completely screened off, off-site view by two staggered rows of evergreen shrubs in addition to existing mature trees and vegetation. The tower will be accessed from Perkins Road through a proposed 12-foot wide gravel access road with a 30-foot wide nonexclusive access for fiber and utility easements.

The proposed self-supported Monopole will be made of galvanized steel and it will not be marked or lit. The ground equipment will be made of neutral colors so as to blend in with the surrounding environment. The tower will be built to accommodate at least four users, including Verizon. The facility will be unmanned and will be visited infrequently by technicians. It's not going to generate noise, smoke, fumes, glare or traffic, which would constitute a nuisance to adjoining properties. Noises emitted from the equipment on the ground will not be louder than just a residential HVAC system. As the photo simulation submitted in the application indicates, and some of these are in the PowerPoint presentation if you want to look at them, the distance of the tower from surrounding uses, its Monopole design, the fact that it will be made of galvanized steel, it's not going to be marked or lit; together with its placement in proximity to existing trees and vegetation, it's going to cause it to blend in with its surroundings. The fact that the proposed tower will be built for use by four carriers, will limit the proliferation of towers in the area. Finally, this is a passive use. It's not going to cause traffic or generate noise, smoke, fumes or a glare that would constitute a nuisance to adjoining property. It will not injure the value of adjoining properties or abutting properties and will provide needed infrastructure for services that have become critical to all citizens at no cost to the county. And to answer Vice Chair Leary's question, Cellco maintains the property. And I think the best way to find out if they properly maintain property is to look at their other properties where they have these cell towers because they maintain the property.

At the community meeting back in December, the neighbors indicated that enhanced coverage was needed and that the photographic simulations we prepared had allayed their concerns about the visual impact.

When I was growing up we all had landlines. I gave mine up about 15 years ago. I don't even think my kids know what a landline is unless they're at work. Improved cellular connectivity is critical. It allows for better response times for EMS, fire station and Sheriff's Department services. The proposed Special Use will also extend wireless coverage and capabilities to areas of the county that currently receive little or no signal from existing towers and it'll improve the county's ability to provide adequate public facilities.

The application complies with the Comprehensive Land Use Plan. A tower at this location will enhance public health, safety and welfare by providing better access to wireless service for residents in a manner that will be in harmony with the surrounding area.

We therefore request that you grant Special Use Permit 2026-01-245. And I'll answer any questions. If I can't answer them then Mr. Silva with the client is here to answer any questions you might have.

Commissioner Krainiak: You've done your homework so well we haven't had to ask.

Gary Bryant: I think somebody else did their homework which makes it a lot easier for us.

Vice Chair Leary: Any more presentations?

Attorney Womble: I'm sorry?

Vice Chair Leary: Is there any more presentations?

Attorney Womble: No, there was no one else who spoke up and unless the Board has any other questions, it'll be appropriate to close the quasi-judicial hearing and proceed to deliberations.

Vice Chair Leary: Alright.

Motion to close the evidentiary portion of the hearing.

RESULT:	**PASSED**
MOVER:	Troy Leary
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

We are closed. Now it's before the Board to have the floor to have any discussion or any further questions.

Commissioner White: **Motion to approve UDO 2026-01-245 Special Use Permit application for Cellco d/b/a Verizon Wireless.**

Vice Chair Leary: Alright, we have a motion to approve.

Attorney Womble: So one question about your motion to approve, I believe staff had recommended condition on that approval.

Manager Burke: Two.

Attorney Womble: Two. So is that recommended as presented by staff?

Commissioner White: Yes.

Attorney Womble: With staff's findings from staff's report?

Commissioner White: Yes.

Vice Chair Leary: Okay we have a motion to approve with the findings of staff's report.

Attorney Womble: Including the conditions on the permit. And the applicant I believe is in agreement with those conditions?

Gary Bryant: Yes.

Attorney Womble: Okay, thank you.

Vice Chair Leary: Motion is on the table.

RESULT:	**PASSED**
MOVER:	Tiffney
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

Vice Chair Leary: Motion carries.

Attorney Womble: Thank you. So because it's quasi-judicial, I will bring back a formal order at the next session.

Vice Chair Leary: Okay, thank you.

[End Transcript]

ITEM 6. OLD BUSINESS

A. Moratorium Update – Chas Sawyer
- Stream modeling still in process.
- Met with Timmons Group along with Parker McCoy to give updates on the project
- Surveys planned to determine elevation of existing tank to match with the new tank
- 90% of design and engineering completed for the new tank
- Estimated timeline of completion is end of 2027, but currently ahead of schedule

B. Noise Abatement Plan for Camden Fields Event Venue LLC

Doug Mentzer with Camden Fields event venue presented the following noise abatement plan as requested by the Board of Commissioners as a condition of the Special Use Permit approved at the March 2, 2026 meeting.

Opening Statement

- Generally, the acceptable daytime (before 10 PM) noise threshold is 55-60 dB.
- Over 70 dB is considered loud in most areas.
- Specifically, the Camden County residential limit is set at 60 dB IAW the Camden County Code of Ordinances Chapter 91.
- Our sound survey places CFEV already under the acceptable daytime threshold and in compliance with the local ordinance.
- Despite these findings, CFEV is committed to continuing the challenge of further reducing the dB levels reaching our neighbors.
- Our goal is to make lasting changes, not quick fixes.

Camden County Code of Ordinances / CH 91

Table I: Sound Levels by Use Occupancy

Use Occupancy Category	*Time*	*Sound Level Limit (dB(A)*
Residential	6:00 a.m. - 11:00 p.m.	60
	11:00 p.m. - 6:00 a.m.	55
Public space, commercial or business	6:00 a.m. - 11:00 p.m.	65
	11:00 p.m. - 6:00 a.m.	60
Manufacturing or industrial	All times	75

Sound Survey

Location	Distance	Average	Peak
Tree line west of venue	166’	42 dB	51.4 dB
Venue Shed dB	193’	42 dB	49.2
Ditch at my house	256’	40 dB	49.2 dB
Tree line mid field N/W	351’	36 dB	45.3

Objective:

Reduce the Db levels reaching the surrounding areas of Camden Fields Event Venue.

5 Solutions (Phase A)

- Fence
- Panels
- Hushbox
- Subwoofer Pads
- DJ Support

1. Fence

- Local Contractor
- White Vinyl tongue-and groove panels
- 8’ High
- 300’ Long
- Landscaping
- Tree line west of the venue
- Install within 60 days of signing

2. FreeStand Bass Trap Panels

- 24” x 48” x 4”
- Two on order, ESD 06 APR
- Full Range sound frequency absorption helps to dampen sound from all frequency ranges to reduce boominess, echo, and reverberation
- Placed behind DJ table

3. Bass Corner Traps

- 48” x 16” x 2.75”
- Received quantity of 6
- Right angles are one of the most problematic spots. They can cause "standing waves" where low frequencies build up. These can be eliminated using corner bass traps.

4. Acoustic Subwoofer Pad

- Auralex SubDude-HT Acoustic Subwoofer Pad
- Two on order, EDD 27 MAR 2026
- Decouples The Sub From The Floor and Diminishes Structural Vibrations

5. DJ Support

- Speak with our DJs, ask to turn the volume and bass down a notch.
- Speaker placement.

Follow-On Action

- Continue to monitor the dB levels
- Report findings
- If the desired level is not obtained, proceed to Phase B

Phase B Ideas

- Spray Foam
- Acoustic Window inserts
- MLV or Acousi Fence

Closing Comments

- None of these solutions will completely eliminate sound.
- The combination of these designs will, however, reduce sound.
- Our objective is to reduce the dBs to an acceptable level.
- What is an "acceptable level"? A solution must be quantified.
- Does Camden County have a quantified measurement to enforce? Something with a numerical value?
- Based on our research, we are already below the "acceptable level."
- This is a process. Action, followed by testing and evaluation. The result will be acceptance or additional action.

There was some discussion based on timeline for completion and implementation of the plan.

Motion to approve the noise abatement plan for Camden Fields Event Venue LLC – specifically Phase A to include a 90-day implementation period.

RESULT:	**PASSED**
MOVER:	Randy Krainiak
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

C. Order for Special Use Permit UDO 2024-06-124 – Tabled until the May 4, 2026 meeting to include the approved noise abatement plan.

Motion to table the Order for Special Use Permit UDO 2024-06-124 to May 4, 2026.

RESULT:	**PASSED**
MOVER:	Sissy Aydlett
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

ITEM 7. NEW BUSINESS

A. Tax Report – Lisa Anderson

MONTHLY REPORT OF THE TAX ADMINISTRATOR TO THE CAMDEN COUNTY BOARD OF COMMISSIONERS

OUTSTANDING TAX DELINQUENCIES BY YEAR

YEAR	REAL PROPERTY	PERSONAL PROPERTY
2025	584,116.11	74,812.41
2024	176,453.19	22,249.01
2023	98,338.44	22,041.51
2022	49,273.13	8,404.25
2021	39,680.36	6,544.59
2020	21,585.70	2,638.14
2019	18,270.28	1,758.14
2018	14,601.13	1,026.17
2017	10,824.69	1,278.56
2016	6,682.44	1,020.85

TOTAL REAL PROPERTY TAX UNCOLLECTED	1,019,825.47
TOTAL PERSONAL PROPERTY UNCOLLECTED	141,773.63
TEN YEAR PERCENTAGE COLLECTION RATE	98.97%
COLLECTION FOR 2026 vs. 2025	104,714.41 vs. 74,612.03

LAST 3 YEARS PERCENTAGE COLLECTION RATE

2025	94.54%
2024	98.30%
2023	98.95%

EFFORTS AT COLLECTION IN THE LAST 30 DAYS
ENDING February **2026**
BY TAX ADMINISTRATOR

37	NUMBER DELINQUENCY NOTICES SENT
26	FOLLOWUP REQUESTS FOR PAYMENT SENT
3	NUMBER OF WAGE GARNISHMENTS ISSUED
4	NUMBER OF BANK GARNISHMENTS ISSUED
25	NUMBER OF PERSONAL PHONE CALLS MADE BY TAX ADMINISTRATOR TO DELINQUENT TAXPAYER
0	NUMBER OF PERSONAL VISITS CONDUCTED (COUNTY OFFICES)
0	PAYMENT AGREEMENTS PREPARED UNDER AUTHORITY OF TAX ADMINISTRATOR
0	NUMBER OF PAYMENT AGREEMENTS RECOMMENDED TO COUNTY ATTORNEY
0	NUMBER OF CASES TURNED OVER TO COUNTY ATTORNEY FOR COLLECTION (I.D. AND STATUS)
0	REQUEST FOR EXECUTION FILES WITH CLERK OF COURTS
0	NUMBER OF JUDGMENTS FILED

30 Largest Unpaid – Real

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
R	01-7071-00-59-3318.0000	22,451.01	1	LUCIA SPECIALIZED HAULING OF	SOUTH MILLS	101 OPPORTUNITY DR
R	02-8934-01-17-4778.0000	13,638.54	1	LARRY G. LAMB SR	CAMDEN	152 158 US W
R	02-8934-01-18-8072.0000	12,443.30	1	ARNOLD AND THORNLEY, INC.	CAMDEN	146 158 US W
R	02-8935-02-66-7093.0000	10,879.00	2	B. F. ETHERIDGE HEIRS	CAMDEN	158 US E
R	03-8973-00-53-0748.0000	10,203.42	1	MORRIS L. KIGHT III	SHILOH	142 STANLEY LN
R	01-7999-00-62-3898.0000	10,135.90	1	MICHAEL ASKEW	SOUTH MILLS	257 A OLD SWAMP RD
R	01-7979-00-61-7358.0000	10,039.74	2	BERT LLC	SOUTH MILLS	HORSESHOE RD
R	03-8962-00-05-0472.0000	9,899.27	1	FRANK MCMILLIAN HEIRS	SHILOH	172 NECK RD
R	01-7081-00-20-8262.0000	9,781.86	1	GEORGE TAYLOR AND ANNIE TAYLOR	SOUTH MILLS	178 CULPEPPER RD
R	02-8954-00-43-8538.0000	9,724.81	1	BILLY ROSS FEREBEE	CAMDEN	237 PALMER RD
R	02-8916-00-39-5170.0000	9,675.92	1	DONALD RAY JONES	CAMDEN	670 343 HWY N
R	02-8934-01-28-3106.0000	9,578.63	1	SILVER BLUE LODGE LLC	CAMDEN	139 158 US W
R	02-8934-01-29-4617.0000	8,818.12	1	JAMES B. SEYMOUR ETAL	CAMDEN	112 158 US W
R	03-8974-00-72-5444.0000	8,080.69	1	PATRICK BENGIES	SHILOH	256 GARRINGTON ISLAND
R	02-8945-00-09-5502.0000	7,769.77	1	104 INVESTORS WAY LLC	CAMDEN	104 INVESTORS WAY
R	03-8965-00-56-8601.0000	7,753.50	2	FSC II LLC	SHILOH	370 SANDY HOOK RD
R	02-8945-00-41-2060.0000	7,639.07	1	LASELLE ETHERIDGE SR. HEIRS	CAMDEN	168 BUSHELL RD
R	03-8889-00-48-7259.0000	7,626.96	1	ROBERT AND JANETTE TEMPLETON	SHILOH	127 SAILBOAT RD
R	01-7080-00-26-2396.0000	6,866.90	1	CHRISTOPHER A. KINDER	SOUTH MILLS	136 DOCK LANDING LP
R	01-8000-00-04-8444.0000	6,729.89	2	MID ATLANTIC RECYCLING	SOUTH MILLS	140 CONNER FARM RD
R	02-8925-00-58-8351.0000	6,573.86	1	KEITH S SAWYER	CAMDEN	109 SCOTLAND RD
R	03-8971-00-30-9999.0000	6,544.71	1	WILLIAM MICHAEL SARGENT	SHILOH	203 ONE MILL RD
R	02-8934-04-72-0416.0000	6,521.35	5	PAULINE JETTE	CAMDEN	238 COUNTRY CLUB RD
R	02-8935-04-63-0820.0000	6,197.32	3	BELCROSS PROPERTIES, LLC	CAMDEN	197 158 US E
R	03-8965-00-62-8349.0000	6,159.85	1	VL DIRECTOR LAND HOLDINGS LLC	SHILOH	466 SANDY HOOK RD
R	02-8943-01-17-4388.0000	6,069.01	1	THOMAS REESE	CAMDEN	301 JAPONICA DR
R	02-8943-01-29-4931.0000	5,971.93	1	JATORI POWELL-CARR	CAMDEN	177 SAND HILLS RD
R	01-7989-00-01-1714.0000	5,910.01	2	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	01-7081-00-52-7312.0000	5,898.90	1	WILLIAM K COLONNA	SOUTH MILLS	256 CULPEPPER RD
R	02-8935-03-42-5115.0000	5,809.65	1	H & R INVESTMENTS OF CAMDEN	CAMDEN	150 158 US E

30 Oldest Unpaid – Real

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
R	02-8935-02-66-7093.0000	10	10,879.00	B. F. ETHERIDGE HEIRS	CAMDEN	158 US E
R	02-8934-01-29-4617.0000	10	8,818.12	JAMES B. SEYMOUR ETAL	CAMDEN	112 158 US W
R	02-8945-00-41-2060.0000	10	7,639.07	LASELLE ETHERIDGE SR. HEIRS	CAMDEN	168 BUSHELL RD
R	01-7989-00-01-1714.0000	10	5,910.01	CHARLES MILLER HEIRS	SOUTH MILLS	HORSESHOE RD
R	02-8936-00-23-4750.0000	10	4,447.97	AARON DARNELL CHAMBLEE ET AL	CAMDEN	LAMBS RD
R	03-8962-00-67-1021.0000	10	3,648.22	CECIL BARNARD HEIRS	SHILOH	WICKHAM RD
R	03-8965-00-37-4242.0000	10	3,414.86	DORA EVANS FORBES	SHILOH	352 SANDY HOOK RD
R	02-8935-02-75-0867.0000	10	3,336.71	ED SIVELLIS HEIRS	CAMDEN	158 US W
R	01-7999-00-95-3587.0000	10	3,213.97	WALTER TURNER HEIRS	SOUTH MILLS	CAROLINA RD
R	03-8952-00-95-8737.0000	10	2,743.44	AUDREY TILLETT	SHILOH	171 NECK RD
R	01-7999-00-32-3510.0000	10	2,520.07	LEAH BARCO	SOUTH MILLS	195 BUNKER HILL RD
R	01-7999-00-12-8596.0000	10	2,425.31	MOSES MITCHELL HEIRS	SOUTH MILLS	165 BUNKER HILL RD
R	01-7988-00-91-0179.0001	10	2,359.87	THOMAS L. BROTHERS HEIRS	SOUTH MILLS	
R	03-8943-04-93-8214.0000	10	2,310.20	L. P. JORDAN HEIRS	SHILOH	108 CAMDEN AVE
R	01-7091-00-64-6569.0000	10	2,155.72	CLARENCE D. TURNER JR.	SOUTH MILLS	STINGY LN
R	02-8955-00-26-8515.0000	10	2,056.32	KIMBERLY S. MUTTA	CAMDEN	BEDLOW LN
R	02-8955-00-26-9871.0000	10	2,056.32	KIMBERLY S. MUTTA	CAMDEN	BEDLOW LN
R	03-8899-00-36-2719.0000	10	1,991.46	LARRY WELDON HEIRS	SHILOH	HIBISCUS RD
R	02-8926-00-13-6839.0000	10	1,767.37	NORTHEASTERN COMMUNITY	CAMDEN	123 TRAFTON RD
R	02-8935-01-07-0916.0000	10	1,699.28	ROSETTA MERCER INGRAM	CAMDEN	227 SLEEPY HOLLOW RD
R	03-8899-00-45-2682.0000	10	1,670.48	SEAMARK INC.	SHILOH	HOLLY RD
R	01-7090-00-95-4019.0001	10	1,502.19	MARK DAN HEWITT	SOUTH MILLS	518 OLD SWAMP RD
R	02-8936-00-24-7426.0000	10	1,396.83	BERNICE PUGH	CAMDEN	113 BOURBON ST
R	01-7090-00-60-5052.0000	10	1,063.96	JOE GRIFFIN HEIRS	SOUTH MILLS	117 GRIFFIN RD
R	01-7989-04-90-0938.0000	10	999.07	DORIS EASON HEIRS	SOUTH MILLS	1352 343 HWY N
R	01-7989-04-60-1568.0000	10	971.24	EMMA BRITE HEIRS	SOUTH MILLS	116 BLOODFIELD RD
R	01-7989-04-60-1954.0000	10	948.40	CHRISTINE RIDDICK	SOUTH MILLS	105 BLOODFIELD RD
R	02-8955-00-13-7846.0000	10	663.20	MARIE MERCER	CAMDEN	IVY NECK RD
R	03-9809-00-53-4358.0000	10	558.54	WILLIAM G. YATES	SHILOH	SAILBOAT RD
R	03-9809-00-33-4725.0000	10	547.69	DENNIS CREASY	SHILOH	SAILBOAT RD

30 Largest Unpaid – Personal

Roll	Parcel Number	Unpaid Amount	YrsDlq	Taxpayer Name	City	Property Address
P	0004068	25,885.55	3	BAYSIDE FARMS, LLC	SOUTH MILLS	246 HORSESHOE RD
P	0000229	25,147.22	1	BLACK GOLD FARMS	CAMDEN	113 343 HWY S
P	0002954	11,948.16	1	SHILOH HWY 1108 SOLAR,LLC	SHILOH	956 SANDY HOOK RD
P	0002953	11,615.52	1	SANDY SOLAR, LLC	SHILOH	466 SANDY HOOK RD
P	0001089	5,082.26	1	EASTERN CAROLINA CONST, INC.	CAMDEN	150 A 158 HWY E
P	0002941	2,067.80	5	BARKER'S TRUCKING, INC	SHILOH	108 SASSAFRAS LN
P	0000009	1,860.92	1	THOMPSON GAS, LLC	CAMDEN	121 GUMBERRY ROAD
P	0003721	1,694.44	5	JIMMY'S TRUCKING & HAULING LLC	CAMDEN	127 TRAFTON RD
P	0003878	1,691.11	3	RONNEY GILLIKIN JR	SOUTH MILLS	109 NORTH POINTE RD
P	0004125	1,516.21	1	DOLLAR GENERAL #25530	SOUTH MILLS	103 CULPEPPER RD
P	0003773	1,399.82	1	SEVAN NERO BARTLETT	CAMDEN	197 HERMAN ARNOLD RD
P	0000295	1,311.34	7	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0001721	1,196.75	5	CINDY MAYO	SOUTH MILLS	106 BINGHAM RD
P	0002801	1,167.10	1	DOLLAR GENERAL STORE #15624	CAMDEN	139 US 158 HWY W
P	0003017	999.28	4	MARK STANLEY MICHALSKI	SOUTH MILLS	138 CAROLINA RD
P	0000297	996.40	3	ADAM D. & TRACY J.W. JONES	CAMDEN	133 WALSTON LN
P	0003513	985.21	3	JULIE PORTER	CAMDEN	431 158 US W
P	0001104	953.46	4	MICHAEL & MICHELLE STONE	CAMDEN	107 RIDGE ROAD
P	0003512	881.34	4	WILLIAM ANTHONY POPE JR	CAMDEN	214 SMITH DR
P	0004084	764.63	2	252 IMPROVEMENTS	SOUTH MILLS	581 OLD SWAMP RD
P	0001046	760.61	3	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0001709	710.59	9	JOHN MATTHEW CARTE	CAMDEN	150 158 HWY
P	0003547	633.41	5	NICHOLAS W. STOTTS	CAMDEN	431 158 US W
P	0003628	615.68	1	DOLLAR GENERAL #20102	SHILOH	917 343 HWY S
P	0002525	601.19	4	JOSEPH VINCENT CARDYN	SHILOH	260 ONE MILL RD
P	0003099	572.29	2	AARON M BROWN	SHILOH	108 CHERRY BLOSSOM WAY
P	0002817	561.69	2	EASTERN CAROLINA	CAMDEN	154 US 158 HWY E
P	0003892	536.20	4	NOAH KNOWLES	CAMDEN	319 IVY NECK RD
P	0003850	535.35	1	JOSHUA MICHAEL BAILEY	SOUTH MILLS	100 ROBIN CT W
P	0001545	530.76	5	LOUIS RUGGERI	CAMDEN	390 CAMDEN CSWY

30 Oldest Unpaid – Personal

Roll	Parcel Number	YrsDlq	Unpaid Amount	Taxpayer Name	City	Property Address
P	0000295	10	1,311.34	HENDERSON AUDIOMETRICS, INC.	CAMDEN	330 158 HWY E
P	0001046	10	760.61	THIEN VAN NGUYEN	SHILOH	133 EDGEWATER DR
P	0001709	10	710.59	JOHN MATTHEW CARTE	CAMDEN	150 158 HWY
P	0001072	10	529.61	PAM BUNDY	SHILOH	105 AARON DR
P	0001106	10	242.12	JAMI ELIZABETH VANHORN	SOUTH MILLS	612 MAIN ST
P	0001538	10	174.24	JEFFREY EDWIN DAVIS	CAMDEN	431 158 US W
P	0000738	10	159.27	LESLIE ETHERIDGE JR	CAMDEN	431 158 US W
P	0002592	10	137.87	SCOTT BRIAN GRANDY	SOUTH MILLS	156 KEETER BARN RD
P	0000770	10	134.40	MARSHA GAIL BOGUES	CAMDEN	276 BELCROSS RD
P	0002921	10	120.68	CYNTHIA MAE BLAIN	SOUTH MILLS	122 DOCK LANDING LOOP
P	0000945	9	417.06	RAMONA F. TAZEWELL	CAMDEN	239 SLEEPY HOLLOW RD
P	0002468	9	334.63	WANDA HERNANDEZ WELLS	SHILOH	104 HIGH RD
P	0002968	9	287.26	MICHAEL WILLIAM MAINELLO	SOUTH MILLS	237 KEETER BARN RD
P	0001150	9	136.45	WILLIAM MICHAEL STONE	CAMDEN	130 MILL DAM RD S
P	0001689	9	125.28	MICHAEL WAYNE MYERS	SOUTH MILLS	107 ROBIN DR
P	0001512	8	339.17	JOHN WESLEY BURGESS,JR.	CAMDEN	431 158 USY W
P	0002902	8	281.09	STEPHANIE AUSMAN	SHILOH	204 POND RD
P	0002942	8	118.75	JAMES P. VASILOPOULOS	CAMDEN	346 343 HWY S
P	0003513	7	985.21	JULIE PORTER	CAMDEN	431 158 US W
P	0003415	7	436.57	IVY MIRANDA BOGUES	CAMDEN	224 NORTH RIVER RD
P	0003487	7	388.22	MICHAEL RONALD MAYO II	CAMDEN	146 BELCROSS RD
P	0003414	7	387.18	EDWARD A. BILL	CAMDEN	152 158 US W
P	0003495	7	380.86	ALY MOHAMAD	SHILOH	100 BROAD CREEK RD
P	0003096	7	349.55	DANIEL ELWOOD BRIGHT	CAMDEN	109 JUNIPER DR
P	0003075	7	324.02	PATRICK WAYNE BAUM	CAMDEN	186 B BUSHELL RD
P	0003035	7	309.89	ROBERT HENRY LEE	SHILOH	121 BEECH TREE DR
P	0002978	7	296.41	JONATHAN LEWIS PUGH	SOUTH MILLS	206 MAIN ST
P	0003269	7	260.39	KIMBERLY STARR MUTTA	CAMDEN	290 NORTH RIVER RD
P	0003378	7	185.77	JAMES KELLEY WIGFIELD	CAMDEN	441 158 US E
P	0001721	6	1,196.75	CINDY MAYO	SOUTH MILLS	106 BINGHAM RD

Motion to approve the tax report as presented.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

B. Board of Equalization and Review – Lisa Anderson

Pursuant to NC General Statute 105-332, the hearing dates for the 2026 Board of Equalization and Review must be set in order to advertise the appropriate time.

Motion to convene the Board of Equalization and Review on May 4, 2026 and adjourn on June 1, 2026.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

C. Advertisement of Liens on Real Property – Lisa Anderson

Pursuant to G.S. 105-369 (a), the Tax Administrator must report to the County Commissioners the total amount of unpaid taxes for the current fiscal year that are liens on real property. Pursuant to G.S. 105-369 (c), the County Commissioners must set the date for advertising the tax lien for real property.

Motion to accept the attached report from the Tax Administrator that, as of March 27, 2026 the total of unpaid taxes for the current fiscal year that are liens on Real Property is $535,226.46 and that this figure shall change over time with collections and releases.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

Motion to set the 2025 tax liens on Real Property advertising date of April 30, 2026.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

D. Resolution Seeking Legislation to Allow Chowan County to Become A Participating Unit of The Albemarle District Jail – Erin Burke

A RESOLUTION BY CAMDEN COUNTY, PASQUOTANK COUNTY AND PERQUIMANS COUNTY SEEKING LEGISLATION TO ALLOW CHOWAN COUNTY TO BECOME A PARTICIPATING UNIT OF THE ALBEMARLE DISTRICT JAIL

WHEREAS, in 1971, Camden County, Pasquotank County and Perquimans County obtained legislation through the North Carolina General Assembly that allowed these three counties to create a regional jail (Chapter 341, House Bill 466); and

WHEREAS, the regional jail became known as the Albemarle District Jail; and

WHEREAS, the Albemarle District Jail has been composed of Camden County, Pasquotank County, and Perquimans County since its inception; and

WHEREAS, Chowan County desires to become a participating unit of the Albemarle District Jail; and

WHEREAS, Chowan County agrees to provide per capita funds for debt service, operations, maintenance and administrative costs; and

WHEREAS, Chowan County shall be allowed one representative on the Albemarle District Jail Commission.

NOW, THEREFORE, BE IT HEREBY RESOLVED that:

1. Camden County, Pasquotank County and Perquimans County will seek legislation to amend Chapter 341, House Bill 466, ratified in 1971 by the North Carolina General Assembly, to allow Chowan County to be a participating unit in the Albemarle District Jail.

2. Chowan County agrees as a participating unit to provide per capita funds for debt service, operations, maintenance and administrative costs.

3. Chowan County shall have one representative on the Albemarle District Jail Commission.

This resolution is fully valid on the date it is ratified by the Camden County, Pasquotank County, and Perquimans County Boards of Commissioners and duly signed by the Chairman of these Boards.

ADOPTED this 6th day of April, 2026.

By: _____
Lloyd E. Griffin, III, Chairman
Pasquotank County Board of Commissioners

ATTEST:

_____
Lynn B. Scott
Clerk to the Board

(SEAL)

By: Troy Leary
Troy Leary, Vice Chair
Camden County Board of Commissioners

ATTEST:

Karen M. Davis
Karen M. Davis
Clerk to the Board

By: _____
Wallace Nelson, Chairman
Perquimans County Board of Commissioners

ATTEST:

_____
Rebecca T. Corprew
Clerk to the Board

(SEAL)

Motion to adopt the Resolution Seeking Legislation to Allow Chowan County to Become A Participating Unit of the Albemarle District Jail.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

E. Corrective Action Plan for Financial Findings 2025 – Erin Burke

BOARD OF COMMISSIONERS
DR. JASON BANKS
Chair
TROY LEARY
Vice Chair
SISSY AYDLETT
RANDY KRAINIAK
TIFFNEY WHITE

ADMINISTRATION
ERIN BURKE
County Manager
KAREN M. DAVIS
Clerk to the Board
Lauren Arizaga-Womble
County Attorney

Corrective Action Plan
For the Fiscal Year Ended June 30, 2025

Financial Performance Indicators Responses:

Use of Fund Balance
The Board of Commissioners recognizes the high fund balance as a way to fund county functions without the need to increase taxes. The Board of Commissioners intends to adopt resolution in 2026 setting a policy of maximum and minimum fund balance.

Late Audit Submittal
Finance staff did not have the grant workbook completed in a timely fashion to allow for review by the auditor. Staff will track grant progress and maintain adequate records to allow for timely completion of the grant workbook. Staff has implemented quarterly progress meetings for all grant funded projects.

Financial Statement Findings Responses:

Name of Contact Person: Erin Burke, County Manager

Finding: 2025-001 Noncompliance with Budget

Condition & Effect: There was no condition. Monies were spent that had not been obligated and appropriated.

Cause: The county exceeded budget expenditures in Dismal Swamp Visitor Center Fund and Fire District Fund.

Corrective Action: Effective Immediately

1. An updated budget report is presented to the Board of Commissioners and Department Heads monthly.

Finding: 2025-002 Prior Year Adjustment

Condition & Effect: The understatement of fund balance resulted in a prior period adjustment of $50,736. The 2024 Financial Statement Total Net Position was undervalued by $50,736.

Cause: Financial Statements were not properly reviewed in prior period and key accounts not properly reconciled.

P. O. Box 190 • 330 East Hwy 158 • Camden, NC, 27921 • Phone (252) 338-6363 • Fax (252) 331-7831
www.camdencountync.gov

Corrective Action: Effective Immediately
1. The finance officer will implement controls to ensure the financial statements are presented correctly.

I, hereby acknowledge that I have read and understood all items herein provided as responses to Financial Performance Indicators and Financial Statement Findings.

By signing this statement, I formally attest that I agree to abide by the aforementioned items in their entirety. I further certify that all information I have provided in relation to this agreement is true, accurate, and complete to the best of my knowledge. I understand that any false statements or failure to comply with the agreed-upon terms may result in action by the North Carolina Local Government Commission.

_____ Dr. Jason Banks, Chair
_____ Troy Leary, Vice Chair
_____ Randy Krainiak, Commissioner
_____ Tiffney White, Commissioner
_____ Sissy Aydlett, Commissioner
_____ Erin Burke, County Manager/Interim Finance Officer

Witness:

_____ Karen Davis, Clerk to the Board

Motion to approve the Corrective Action Plan for Financial Findings 2025 as presented by the County Manager.

RESULT:	**PASSED**
MOVER:	Troy Leary
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

F. Approval of Demolition Order – Erin Burke

On May 29, 2025, approximately seven months after the discovery of the condition of the home, a condemnation hearing was held. The property owner was given until November 29, 2025 to repair the condition of the home. The property owner pulled an electrical permit but did not complete any of the work addressing the Building Code Violations on the property. The permit expired in February of 2026 without any inspections being requested. Since that time the property has been posted with an Order for Demolition. Staff recommends proceeding with the demolition of the structure and attaching a lien to the property.

Attorney Arizaga-Womble stated that she was contacted by Attorney Biemiller in regards to the Ricki Langemeier, the property owner, who is present at the meeting and Mr. Biemiller has requested time during the meeting to provide information and updates in addition to a request for a possible extension. She reminded the Board that this is a legislative decision and the Board may proceed at its discretion.

Chair Leary set a time limit of 15 minutes for both sides to present; the property owner and County staff.

Attorney Biemiller of Pender & Coward law firm, representing the property owner, provided supporting materials and included the following as part of his presentation and based upon Board discussion and inquiries:

- The loss of Mr. Langemeier's father and daughter
- Mr. Langemeier's physical injury and associated medications
- Mr. Langemeier's current understanding of the gravity of the situation and has gained the support of his brother and employer in regard to his situation.
- Jimmy Hall, Mr. Langemeier's employer, has committed to financially supporting the needed repairs to bring the home into compliance and submitted a written statement in the provided materials.
- Contractor's renovation commitment letter and scope of work
- A list of tasks completed at the home since February along with updated photographs
- The property owner will submit to any and all required inspections
- The balance on the home is $30,000

Jimmy Hall, Mr. Langemeier's employer, addressed the Board to formally express his financial commitment to addressing the issues in bringing the property into compliance.

Jason Corbell, Chief Building Inspector, included the following as part of his presentation and based upon Board discussion and inquiries:

- Property photos (inside and outside) from February 2026 prior to cleanup efforts
- Hearing was held on May 29, 2025 with a deadline of November 29, 2025; no inspections were ever called in.
- Deadline of November 29, 2025 for the six-month timeline
- Extensive electrical damage
- Property is located in AE flood zone; structure must be brought into compliance and no elevation certificate has presented.
- Temporary Use Permit for camper has been revoked so no one should be staying on the property.
- Tax value for the structure is $69,579; total property value is $105,357

Commissioner Aydlett requested that Sheriff Jones explain why officers had been called to the property originally. Sheriff Jones explained that the Sheriff's Office had received reports of multiple dogs being kept at the property. As a result of an investigation, 74 dogs were retrieved from the home. The case has gone to court and been disposed of. Most of the dogs have been adopted and were in relatively good health when retrieved. The Sheriff did not enter the home.

Upon inquiries of several commissioners, Mr. Corbell stated that he had not inspected the foundation of the home.

Sheriff Jones added that based on the current photos, the current condition of the home is ten times better than it was at the time the dogs were seized.

Upon inquiry of Commissioner Krainiak, Mr. Langemeier's brother has committed to the oversight and maintenance of the home once the required repairs are complete and will also be involved in the ongoing repair process.

Upon inquiry of Sheriff Jones in regard to sentencing of the dog seizure case, Mr. Langemeier stated that there was no stipulation placed upon him to prevent him from keeping dogs in the future.

Upon inquiry in regard to the foundation and structure of the home, Mr. Biemiller stated that his client will be willing to pay for a third party to evaluate it.

Several members of the Board reiterated their concerns for the safety of the homeowner.

Manager Burke added that she would caution extensive investment until confirmation that the property meets the required base flood elevation or is eligible to receive a Letter of Map Amendment. She also recommended that there be a requirement that the property owner not live in the home as it is currently a condemned structure with no safe power supply in operation.

Mr. Corbell confirmed that there should be no one living on the property at this time, including the camper.

Mr. Biemiller stated that the property owner will agree that the gas-powered generator will only be used for cleanup activity.

Commissioner Krainiak offered a motion that this item be tabled to the June 1, 2026 meeting and that the property owners report to the Board with progress on the following at that meeting:

- **Work towards elevation certificate or Letter of Map Amendment**
- **The contractor's complete scope of work**
- **A third-party engineer's evaluation of the foundation and structural integrity of the home from the floor down**
- **Removal of all non-registered vehicles from the property**

Commissioner Aydlett stated that if the Board were to move in the direction of an extension, it will be a "one-time thing" for her in that has been going on for so long and the Board must take into consideration the health and safety for everyone in the county, including that of the property owners.

RESULT:	**PASSED**
MOVER:	Randy Krainiak
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

G. Solid Waste Fee Exemption Resolution & Application – Erin Burke

As requested by the Board of Commissioners, staff has prepared an application for those eligible individuals seeking relief from the solid waste fee. Staff has also drafted a resolution for the adoption of the fee exemption and to outline the administration of the policy.

Resolution No. 2026-04-01

RESOLUTION OF THE CAMDEN COUNTY BOARD OF COMMISSIONERS

ADOPTING THE SOLID WASTE FEE EXEMPTION POLICY

WHEREAS, the Board of Commissioners ("Board") of Camden County ("County") is responsible for the governance and operational standards of the County; and

WHEREAS, the Board has determined it is in the best interest of the County to establish clear guidelines regarding the Solid Waste Fee Exemption; and

WHEREAS, a Solid Waste Fee Exemption Policy and Application has been drafted and reviewed by the Board;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby adopts the Solid Waste Fee Exemption Policy, attached hereto as Exhibit A, effective April 6, 2026.

BE IT FURTHER RESOLVED, that the staff of the County are authorized and directed to implement the policy and ensure compliance by all tax payers.

PASSED AND ADOPTED this 6th day of April, 2026.

ATTEST:

Troy Leary, Vice Chair
Camden County Board of Commissioners

Karen M. Davis, NCMCC
Clerk to the Board of Commissioners

EXHIBIT A

SOLID WASTE FEE EXEMPTION POLICY

Adopted: April 6, 2026

A resident and property owner of Camden County who owns land within the county may request an exemption from the solid waste fee for any parcel that does not contain the owner's primary residence or other habitable dwellings. To qualify for this exemption, the owner must:

1. Be a legal resident of Camden County and the recorded owner of the parcels in question.
2. Submit a completed Solid Waste Fee Exemption application to the Camden County Tax Assessor's Office no later than July 31st of each calendar year, identifying the specific parcel(s) for which the exemption is sought.
3. Provide documentation verifying that the parcel(s) do not contain the owner's primary residence or any other habitable dwellings at the time of the request.
4. The Camden County Tax Assessor's Office reserves the right to verify eligibility and may deny or revoke the exemption if the parcel is found to contain a primary residence or other habitable dwelling or if the owner fails to meet the eligibility criteria.

BOARD OF COMMISSIONERS
DR. JASON BANKS
Chair
TROY LEARY
Vice Chair
SISSY AYDLETT
RANDY KRAINIAK
TIFFNEY WHITE

LISA S. ANDERSON
TAX ADMINISTRATOR
landerson@camdencountync.gov

CAMDEN COUNTY
TAX DEPARTMENT

REQUEST FOR SOLID WASTE FEE RELEASE

TAX PAYER'S NAME & ADDRESS DATE:_____

_____

_____

_____

I AM REQUESTING A SOLID WASTE RELEASE/REFUND ON PARCEL #_____

THE REASON FOR THIS REQUEST/REFUND IS AS FOLLOWS:
1) THERE IS NO HOUSE ON THE PARCEL.
2) THE HOUSE ON THE PARCEL WAS VACANT FOR THE ENTIRE CURRENT CALENDAR YEAR
3) THE HOUSE ON THE PARCEL WAS UNLIVEABLE ON JANUARY 1.
4) ELDERLY/DISABLED (MUST HAVE CURRENT APPROVED APPLICATION ON FILE)
5) 100% DISABLED VETERAN (MUST HAVE CURRENT APPROVED APPLICATION ON FILE)
6) OTHER:_____

DEADLINE TO APPLY IS JULY 31

TO QUALIFY FOR THIS RELEASE/REFUND NEXT YEAR YOU MUST COMPLETE THIS FORM AGAIN

_____
SIGNATURE OF TAXPAYER

DO NOT WRITE BELOW THIS LINE-OFFICE USE ONLY
( ) REFUND ( ) RELEASE
TAX YEAR FOR WHICH CLAIM IS BEING MADE:_____
REFUND, STATE ORIGINAL DATE PAID:_____
AMOUNT REQUESTED:_____

_____
TAX ADMINISTRATOR

_____
COUNTY MANAGER

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www.camdencountync.gov

Motion to approve Resolution 2026-04-01 Adopting the Solid Waste Fee Exemption Policy.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

H. ABC Property Purchase – Erin Burke

Camden County ABC

PO Box 22 Camden, NC 27921 (252)335-1830

Board Members
Wayne Walston, Chairman
Michael McLain, Member
Durward Medlin, Member

Administration
Beth Martin, General Manager
Audrey Fox, Chief Financial Officer

February 17, 2026

Camden County Manager

Prior to November 4, 2022, the Camden County ABC Board requested from the Camden County Board of Commissioners the approval that we purchase the adjoining property belonging to Steve Evans.

This expansion was needed for additional parking to provide access for the liquor truck to unload products from the NC ABC Commission. Which had been halted once the road frontage had been widened.

As indicated by Ken Bowman, the Camden County Board of Commissioners approved the Camden County ABC Board Purchases of this property. As Camden County ABC is in the process of changing auditors, they want to see a resolution showing that approval. This would remove from the audit which shows Camden County ABC does not owe the County an additional $253,000.00. This was the price of the property purchased on November 4, 2022.

Camden County ABC Board

Wayne Walston, Chairman

PO Box 22, 395 U.S. Highway 158 West, Camden Causeway, Camden, NC 27921
camdenabc@camdenabc.org

Resolution No. 2026-04-02
(Ratifying Action Taken November 2022)

A RESOLUTION OF THE CAMDEN COUNTY BOARD OF COMMISSIONERS RATIFYING THE PRIOR ACQUISITION OF REAL PROPERTY USING ALCOHOLIC BEVERAGE CONTROL (ABC) REVENUES.

WHEREAS, sometime prior to July 2022, the Camden County ABC Board identified the need to acquire the property located at 397 West HWY 158, Camden, NC 27921 PIN#028923003907970000 (the "Property") to ensure safe commercial delivery and public parking; and

WHEREAS, discussions were held with the former County Manager and individual Commissioners; and

WHEREAS, the Camden County ABC Board was authorized to hold funds for the acquisition of the property; and

WHEREAS, the acquisition was completed on or about November 2022 using ABC net profits totaling $253,000; and

WHEREAS, the Board of Commissioners intended for said funds to be allocated for this specific safety project at the time of purchase; and

WHEREAS, this Resolution is intended to formally memorialize and ratify that expenditure *nunc pro tunc* to the date of the transaction.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Camden:

1. The Camden County Board of Commissioners hereby ratifies, confirms, and approves the November 2022 purchase of the Property using ABC revenues.
2. This Resolution shall be effective retroactively to November 7, 2022, as if fully adopted on that date.
3. Validation of Acts: All actions taken by County and ABC Board officials, including the execution of deeds, titles, and payment transfers related to this acquisition in November 2022, are hereby declared valid and authorized.

ADOPTED this 6th day of April, 2026, with an effective date of November 7, 2022.

Troy Leary, Vice Chair
Camden County Board of Commissioners

ATTEST:

Karen M. Davis, NCMCC
Clerk to the Board of Commissioners

Motion to adopt Resolution 2026-04-02 Ratifying the Prior Acquisition of Real Property Using Alcoholic Beverage Control (ABC) Revenues.

RESULT:	**PASSED**
MOVER:	Troy Leary
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

I. 175 McPherson Farm Lease – Erin Burke

As directed by the Board of Commissioners, staff advertised the land at 175 McPherson for lease for the farming of row crops. Staff received three bids at the bid opening on March 25th. Two bids provided a per-acre amount. However, the advertisement requested a "proposed annual lease amount". One bid provided their bid in the format requested in the advertisement, but is not the highest bidder. According to the bid advertisement, the Board of Commissioners may "accept the bid deemed to be in its best interest, to reject any or all bids, and to waive any informalities or irregularities in the bidding process."

March 25, 2026

Tracy L Swain
149 Lilly Rd
South Mills, NC 27976
252-333-7350

Annual Lease Bid $167.00 for four years plus eight months (First Lease Payment made upon acceptance of the bid) Traditional Farming (soybean, corn and wheat) row crops.
I have over 14 years of farming experience.

Thank you,

Tracy L. Swain

Bidder Information

WILLIAMS BROTHERS FARMS INC

225 CULPEPPER RD.

SOUTH MILLS, NC 27976

C/O CHAD WILLIAMS 252-207-3433

WILLIAMSBROTHERSFARMSINC@GMAIL.COM

Proposed Lease Amount

We submit a bid of **$19,110** in an annual payment due at lessor request.

$166.17

Proposed use of Land

Corn, Wheat and Soybeans will be grown by our operation Williams Brothers Farms Inc.

Relevant Farming Experience

Nick and Chad Williams have been doing farming activities in Camden County for over two decades. Our family has been farming in South Mills for over half a century. This particular farm lies only 1.5 miles from our operation.

Respectfully submitted

My name is Matt Davis, owner and operator of East Coast AG. I have been farming in Camden County for the past 16 years, primarily working with Albertson Farms. Two years ago, I started my own operation, East Coast AG, while continuing to farm alongside Albertson Farms.

My plan for the proposed property is to plant soybeans this summer and then begin establishing grass hay on portions of the land in the fall to be managed and baled for hay. I currently have orchardgrass planted on neighboring property and would like to continue expanding regenerative farming practices such as hay production, which helps maintain year-round ground cover. These practices reduce soil disturbance and limit the need for chemical inputs while improving soil health over time.

My lease offer is **$120 per acre**. This reflects the initial investment that will be required to improve and establish the land during the first few years. I respectfully ask for your consideration based on my long-term plans to manage the property using responsible and regenerative farming practices. Also, a good portion of the hay I will produce will be sold here in Camden County to help feed the county's growing livestock and horse population.
Thank you for your time and consideration.

Sincerely,
Matt Davis
Owner/Operator
East Coast AG
1104D NC HWY 343N
South Mills,NC 27976
252-455-1161

Vice Chair Leary offered a motion to accept the bid that was submitted correctly.
After a brief discussion, Vice Chair Leary retracted his motion.

Motion to accept the highest bid, submitted by Tracy Swain.

RESULT:	**PASSED**
MOVER:	Randy Krainiak
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

ITEM 8. BOARD APPOINTMENTS

A. Tourism Development Authority – Reappointment of Kayla Gregory

Motion to reappoint Kayla Gregory to the Tourism Development Authority.

RESULT:	**PASSED**
MOVER:	Troy Leary
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

ITEM 9. CONSENT AGENDA

A. BOC Meeting Minutes – Herein incorporated by reference; available for public inspection in the County Clerk's office and via the County website.

- January 13, 28, 29, 2026
- February 13, 2026
- February 19, 2026
- March 2, 2026
- March 13, 2026

B. School Budget Amendments

Budget Amendment

Camden County Schools Administrative Unit

Other Local Current Expense Fund

The Camden County Board of Education at a meeting on the 12th day of March, 2026 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2026.

Code Number	Description of Code	Amount Increase	Amount Decrease
5100	Regular Instructional Support	18,000.00	
6800	System-wide Pupil Support		18,000.00

Explanation:

Total Appropriation in Current Budget	$	558,789.88
Amount of Increase/Decrease of Above Amendment	+	0.00
Total Appropriation in Current Amended Budget	$	558,789.88

Passed by majority vote of the Board of Education of Camden County on the 12th day of March, 2026.

Chairman, Board of Education

Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 6th day of April 2026.

Vice Chairman, Board of County Commissioners

Clerk, Board of County Commissioners

Budget Amendment

Camden County Schools Administrative Unit

Capital Outlay Fund

The Camden County Board of Education at a meeting on the 12th day of March, 2026, passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2026.

Code Number	Description of Code	Amount Increase	Amount Decrease
9100	Category I Projects	3,076.55	
9200	Category II Projects		3,076.55

Explanation:

Total Appropriation in Current Budget	$	557,093.00
Amount of Increase / (Decrease) of Above Amendment	+	0.00
Total Appropriation in Current Amended Budget	$	557,093.00

Passed by majority vote of the Board of Education of Camden County Schools on the 12th day of March, 2026.

Chairman, Board of Education

Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes in the minutes of said Board, this 6th day of April 2026.

Vice Chairman, Board of County Commissioners

Clerk, Board of County Commissioners

Budget Amendment

Camden County Schools Administrative Unit

Federal Grant Fund

The Camden County Board of Education at a meeting on the 12th day of March, 2026 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2026.

Code Number	Description of Code	Amount Increase	Amount Decrease
5100	Regular Instruction Services		9,938.79
5200	Special Population Services	30,963.71	
5800	School-Based Support Services	286.11	
6100	Support & Development Servs.	1,736.11	
6500	Operational Support Services	244.26	
8100	Payments to Other Gov't Units	642.61	
8200	Unbudgeted Funds		.01

Explanation: Revenues increased for carryover funds

Total Appropriation in Current Budget	$	873,920.14
Amount of Increase/Decrease of Above Amendment	+	23,934.00
Total Appropriation in Current Amended Budget	$	897,854.14

Passed by majority vote of the Board of Education of Camden County on the 12th day of March, 2026.

Chairman, Board of Education

Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 6th day of April 2026.

Vice Chairman, Board of County Commissioners

Clerk, Board of County Commissioners

Budget Amendment

Camden County Schools Administrative Unit

State Public School Fund

The Camden County Board of Education at a meeting on the 12th day of March 2026 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2026.

Code Number	Description of Code	Amount Increase	Amount Decrease
5100	Regular Instructional Services	29,218.15	
5200	Special Populations Services	632.81	
5300	Alternative Programs & Services	35,503.00	
5400	School Leadership Services	13,269.81	
6500	Operational Support Services	15,428.27	

Explanation:

Total Appropriation in Current Budget	$	20,256,433.84
Amount of Increase/Decrease of Above Amendment	+	94,052.04
Total Appropriation in Current Amended Budget	$	20,350,485.88

Passed by majority vote of the Board of Education of Camden County on the 12th day of March, 2026.

Chairman, Board of Education

Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 6th day of April 2026.

Vice Chairman, Board of County Commissioners

Clerk, Board of County Commissioners

Budget Amendment

Camden County Schools Administrative Unit

State Public School Fund

The Camden County Board of Education at a meeting on the 12th day of March 2026 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2026.

Code Number	Description of Code	Amount Increase	Amount Decrease
5200	Special Population Services	10,535.00	
5300	Alternative Programs & Srvcs	2,366.00	
6500	Operational Support Services	1,051.00	

Explanation:

Total Appropriation in Current Budget	$ 20,352,681.94
Amount of **Increase**/Decrease of Above Amendment	+ 13,952.00
Total Appropriation in Current Amended Budget	$ 20,366,633.94

Passed by majority vote of the Board of Education of Camden County on the 12th day of March, 2026.

Chairman, Board of Education

Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 6th day of April 2026.

Vice Chairman, Board of County Commissioners

Clerk, Board of County Commissioners

Budget Amendment

Camden County Schools Administrative Unit

State Public School Fund

The Camden County Board of Education at a meeting on the 12th day of March 2026 passed the following resolution.

Be it resolved that the following amendments be made to the Budget Resolution for the fiscal year ending June 30, 2026.

Code Number	Description of Code	Amount Increase	Amount Decrease
5100	Regular Instructional Services	2,196.06	

Explanation:

Total Appropriation in Current Budget	$ 20,350,485.88
Amount of **Increase**/Decrease of Above Amendment	+ 2,196.06
Total Appropriation in Current Amended Budget	$ 20,352,681.94

Passed by majority vote of the Board of Education of Camden County on the 12th day of March, 2026.

Chairman, Board of Education

Secretary, Board of Education

We the Board of County Commissioners of Camden County hereby approve the changes in the County School Funds Budget as indicated above, and have made entry of these changes on the minutes of said Board, this 6th day of April 2026.

Vice Chairman, Board of County Commissioners

Clerk, Board of County Commissioners

C. Pickups, Releases & Refunds

NAME	REASON	NO.
Brandin Heidrick	Turned in Plate - Military	Pick-up/23852
	$158.88	75645509
TR & B Concrete	Turned in Plate - Refund	Pick-up/23849
	$395.60	74601943
Glen Ray Long	Turned in Plate - Refund	Pick-up/23844
	$112.22	87768453
Patrick William Fromholz	Turned in Plate - Military	Pick-up/23840
	$135.12	57869120
Marie Christine Brickhouse	Turned in Plate - Refund	Pick-up/23839
	$207.99	86762969
Joe Abner Brickhouse	Turned in Plate - Refund	Pick-up/23858
	$226.99	76059433
Joe Abner Brickhouse	Turned in Plate - Refund	Pick-up/23859
	$134.97	83264945
Down River Farms	Turned in Plate - Refund	Pick-up/23867
	$196.98	895147703
AKBJ,llc	Adjustment	Pick-up/23873
	$471.18	R-180773-25
AKBJ,llc	Adjustment	Pick-up/23874
	$151.53	R-180775-25
AKBJ,llc	Adjustment	Pick-up/23875
	$169.60	R-1807754-2025
Nicholas Ryan Byrum	Turned in Plates-Refund	Pick-up/238709
	$167.34	8101779

D. Tax Collection Report

Tax Collection Report
FEBRUARY

Day	Amount	Name of Account	Deposits	Simplifile-23	PSN - 69
	$	$	$	$	$
3	5,078.77	Refund - $10.61	5,078.77		
4	1,055.46		1,055.46		
5	12,356.26		12,356.26		
6	1,945.45	Refund - $9.71	1,945.45		
9	7,213.67		7,213.67		
10	1,742.54		1,742.54		
11	5,702.65		5,702.65		
12	5,657.81		5,657.81		
13	2,244.40		2,244.40		
16	178.03		178.03		
17	2,281.06		2,281.06		
18	4,455.49		4,455.49		
19	7,259.65	Refund - $8.14 - Drawer 99	7,259.65		
	31,763.14			31,763.14	
	14,895.00			14,895.00	
	30,403.73	PSN Refund - $59.11			30,403.73
20	643.37		643.37		
23	15,234.31		15,234.31		
24	3,331.99		3,331.99		
25	1,195.00	Refund - $5,002.96	1,195.00		
	17,803.00			17,803.00	
	4,445.91	PSN Refund - $7.05			4,445.91
26	9,332.34		9,332.34		
27	16,876.77	$128.58 NSF	16,876.77		
	1,177.30		1,177.30		
	8,126.00			8,126.00	
	3,729.14				3,729.14
			-		
			-		
			-		
			-		
		$128.58 - fee for Non-suffient fund	-		
		on February 27, 2026 not added to	-		
		deposit	-		
			-		
			-		
			-		
			-		
			-		
			-		
			-		
			-		
			-		
			-		
			-		
			-		
Totals Collections	$ 216,128.24		$ 104,962.32	$ 72,587.14	$ 38,578.78
Total Bank Deposits					
Land Transfer/PSN	$ 216,128.24		$ 216,128.24		
		PSN Check fees - $22.00 for info only, fees were paid to PSN			
Refund	$ (5,097.58)				
Over					
Short					
Adjustment	$ 128.58	NSF for check returned			
NET TOTAL	$ 211,159.24				

Submitted By: Lisa S. Anderson Date: 3-17-26
Approved By: Troy Leary Date: 4-6-26

E. Tax Refunds Over $100

ACS Tax System
3/25/26 16:14:52

REFUNDS OVER $100.00

Refunds to be Issued by Finance Office

CAMDEN COUNTY

Refund$	Remit To:		Reference:	Drawer/Transaction Info:
5,002.96	CORELOGIC CENTRALIZED REFUNDS P.O. BOX 9202 COPPELL	TX 75019760	2025 R 02-8943-01-26-9183.0000 PD WRONG PARCEL S/B R179829/25	20260225 99 291665
660.68	JOHN B. TURNER 114 BASNIGHT LN CAMDEN	NC 27921	2024 R 02-8916-00-93-7093.0000 OVERPAID R02-8916-00-93-7093	20260317 69 291854
5,663.64	Total Refunds			

***

Submitted by Lisa S. Anderson Date 3-25-26 JS
Lisa S. Anderson, Tax Administrator Camden County

Approved by Troy Leary Date 4-6-26
~~Jason Banks, Chair~~ Camden County Board of Commissioners
Troy Leary, Vice-Chair

F. Vehicle Tax Refunds Over $100

North Carolina Vehicle Tax System

Pending Refund Report

VEHICLE REFUNDS MARCH, 2026

Payee Name	Primary Owner	Address 1	Address 3	Refund Type	Bill #	Plate Number	Status	Transaction #	Refund Description	Refund Reason	Create Date	Tax Jurisdiction	Levy Type	Change	Interest Change	Total Change
BRICKHOUSE, JOE ABNER	BRICKHOUSE, JOE ABNER	1108 NC HIGHWAY 343 N	SOUTH MILLS, NC 27976	Proration	0076059433	JLX7165	PENDING	244128716	Refund Generated due to proration on Bill #0076059433-2025-2025-0000-00	Tag Surrender	3/24/2026	1843	TAX	($223.92)	$0.00	($223.92)
												1	TAX	($3.07)	$0.00	($3.07)
															Refund	$226.99
BRICKHOUSE, JOE ABNER	BRICKHOUSE, JOE ABNER	1108 NC HIGHWAY 343 N	SOUTH MILLS, NC 27976	Proration	0083264945	KJP7005	PENDING	244128738	Refund Generated due to proration on Bill #0083264945-2024-2024-0000-00	Tag Surrender	3/24/2026	1843	TAX	($133.15)	$0.00	($133.15)
												1	TAX	($1.82)	$0.00	($1.82)
															Refund	$134.97
BYRUM, NICHOLAS RYAN	BYRUM, NICHOLAS RYAN	120 BILLETTS BRIDGE RD	CAMDEN, NC 27921	Proration	0081016079	LFB3203	PENDING	244128906	Refund Generated due to proration on Bill #0081016079-2025-2025-0000-00	Tag Surrender	3/24/2026	1843	TAX	($165.08)	$0.00	($165.08)
												2	TAX	($2.26)	$0.00	($2.26)
															Refund	$167.34
DOWN RIVER FARMS INC	DOWN RIVER FARMS INC	1381 SOUTH HWY 343	SHILOH, NC 27974	Proration	0089511703	ZZ4516	PENDING	244128848	Refund Generated due to proration on Bill #0089511703-2025-2025-0000-00	Tag Surrender	3/24/2026	1843	TAX	($194.32)	$0.00	($194.32)
												3	TAX	($2.66)	$0.00	($2.66)
															Refund	$196.98

Submitted by Lisa S. Anderson Date 3-25-26 JB

Lisa S. Anderson, Tax Administrator Camden County

Approved by Troy Leary Date 4-6-26

~~Jason Banks, Chair~~ Camden County Board of Commissioners

Troy Leary, Vice Chair

Motion to approve the Consent Agenda as presented.

RESULT:	**PASSED**
MOVER:	Troy Leary
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

ITEM 10. COUNTY MANAGER'S REPORT

County Manager Erin Burke included the following in her report to the Board:

- Follow-up budget meetings with various departments
- Heritage Festival meeting
- High School athletic fields site meeting
- Shoshin budget planning meeting
- Ministers Advisory Council
- Bi-weekly high school construction meetings
- Camden Economic Development Commission meeting
- EMS Q4 Peer Review meeting
- Treasure Point site meeting
- Lease reviews
- Budget Work Session #1 and follow-up meeting
- Monthly House Select Committee on Property Tax Reduction & Reform meeting
- GFL fuel cost meeting
- East Albemarle Regional Library update
- Economic Development prospect meeting

ITEM 11. COMMISSIONERS' REPORTS

Commissioner Aydlett

- Budget work sessions
- Trillium, ARHS, EMS Meetings
- Reading at Grandy Primary

ITEM 12. INFORMATION FROM OTHER DEPARTMENTS & AGENCIES

A. Library Report

Camden County Public Library

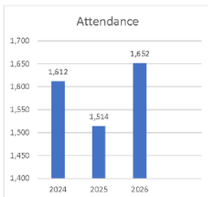
March 2026 Statistics

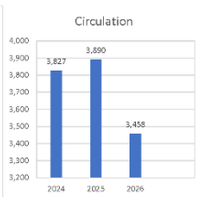
MONTH REPORT

Visitor Count	1652
Materials Check Outs & Renewals	3458
Libby – Overdrive (magazines, eBooks & audiobooks)	360
Computer/ Wireless Use	261/375
Questions Answered	212
Children's Programs/Attendance	15/271
Teen Program/Attendance	1/10
Adult Programs/Attendance	5/30
Outreach Programs/Attendance	1/80
Study Room Usage/Attendance	25/78
Meeting Room Usage/Attendance	2/12
Days/Hours Open	23/184
# Items in Collection	24,786
Library Card Holders	3,501

Comparison by Year

2024-2026





B. Register of Deeds Report

Camden County Register of Deeds: Ashley Jennings
February 2026
Daily Deposit

DATE	NC CHILDRENS TRUST	NC DOM. VIO. FUND	STATE REV. STAMPS	COUNTY REV. STAMPS	RETIREMEN	AUTO FUND	STATE TREASURY	ROD GENERAL	TOTAL
02/02/26									
02/03/26	$ -	$ -	$ -	$ -	$ 4.23	$ 26.74	$ 31.00	$ 220.03	$ 282.00
02/04/26	$ -	$ -	$ 702.66	$ 731.34	$ 6.74	$ 41.87	$ 49.60	$ 350.79	$ 1,883.00
02/05/26	$ -	$ -	$ 519.40	$ 540.60	$ 2.67	$ 14.95	$ 31.00	$ 129.38	$ 1,238.00
02/06/26	$ -	$ -	$ 1,202.46	$ 1,251.54	$ 2.52	$ 13.96	$ 31.00	$ 120.52	$ 2,622.00
02/09/26	$ -	$ -	$ -	$ -	$ 0.57	$ 3.13	$ 6.20	$ 28.10	$ 38.00
02/10/26	$ -	$ -	$ 630.14	$ 655.86	$ 2.31	$ 13.82	$ 18.60	$ 119.27	$ 1,440.00
02/11/26	$ -	$ -	$ -	$ -	$ 1.76	$ 10.80	$ 12.40	$ 92.04	$ 117.00
02/12/26	$ -	$ -	$ 2.45	$ 2.55	$ 0.78	$ 3.88	$ 12.40	$ 34.94	$ 57.00
02/13/26	$ -	$ -	$ 466.48	$ 485.52	$ 7.04	$ 41.44	$ 68.20	$ 352.32	$ 1,421.00
02/16/26	$ -	$ -	$ -	$ -	$ 0.54	$ 2.93	$ 6.20	$ 26.33	$ 36.00
02/17/26	$ -	$ -	$ -	$ -	$ 3.09	$ 18.33	$ 24.80	$ 159.78	$ 206.00
02/18/26	$ -	$ -	$ 291.06	$ 302.94	$ 3.56	$ 20.19	$ 37.20	$ 176.45	$ 831.40
02/19/26	$ -	$ -	$ 1,169.14	$ 1,216.86	$ 5.31	$ 32.60	$ 43.40	$ 272.69	$ 2,740.00
02/20/26	$ -	$ -	$ 887.88	$ 924.12	$ 1.62	$ 8.79	$ 18.60	$ 78.99	$ 1,920.00
02/23/26	$ -	$ -	$ 621.81	$ 647.19	$ 4.44	$ 25.84	$ 43.40	$ 222.32	$ 1,565.00
02/24/26	$ -	$ -	$ 235.69	$ 245.31	$ 5.40	$ 32.56	$ 49.60	$ 272.44	$ 841.00
02/25/26	$ -	$ -	$ 531.65	$ 553.35	$ 6.10	$ 34.81	$ 68.20	$ 297.89	$ 1,492.00
02/26/26	$ 5.00	$ 30.00	$ 298.90	$ 311.10	$ 6.97	$ 36.42	$ 68.20	$ 317.41	$ 1,074.00
02/27/26	$ -	$ -	$ 73.50	$ 76.50	$ 3.81	$ 23.47	$ 31.00	$ 195.72	$ 404.00
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.00
									$ -
TOTAL	$ 5.00	$ 30.00	$ 7,633.22	$ 7,944.78	$ 69.46	$ 406.53	$ 651.00	$ 3,467.41	$ 20,207.40

Ledger Report Fee Distribution
ASHLEY JENNINGS, REGISTER OF DEEDS
Camden, NC
Date Range From Sunday, February 1, 2026 to Saturday, February 28, 2026

Name	Amount
NC Children's Trust Fund	$5.00
NC Domestic Violence Fund	$30.00
State Revenue Stamp	$7,633.22
County Revenue Stamp	$7,944.78
Land Transfer Fee	$0.00
Floodplain Map Fund	$0.00
Supplemental Retirement	$69.46
ROD Automation Fund	$406.53
Dept Of Cultural Resources	$0.00
Vital Records Fund	$0.00
State General Fund	$0.00
State Treasurer Amount	$651.00
ROD General Fund	$3,467.41
Total Distribution For Period	$20,207.40
Cash Total	$280.00
Check Total	$1,754.00
Pay Account Total	$238.40
ACH Total	$17,935.00
Escrow Account Total	$0.00
Overpayment Total	$0.00
Total Deposit For Period	$20,207.40

Report Generated at Friday, February 27, 2026 4:33 PM *Page 1 of 1*

ITEM 13. PUBLIC COMMENTS (GENERAL)

Monica Crump Venn of South Mills addressed the Board in regard to Wharf's Landing sidewalk safety concerns and requested that the County assist in securing a grant to have sidewalks built on both sides of Landing Way.

Frank Eason of South Mills addressed the Board in regard to parking and space needs at the Senior Center. Mr. Eason urged the Board to begin the process of construction of the new Senior Center facility.

Derrill Wickens of South Mills addressed the Board in regard to recent activities of Ponderosa Sand Mine. He included the following in his remarks:

- 220 trucks in the last week, 94 trucks that day; average of 9 trucks per hour
- Excessive dust; not watering the road
- Work activity taking place on Saturdays
- Requested motion for an injunction to stop work

ITEM 14. ADJOURN

Upcoming Meetings: Budget Work Session – April 17th & May 1st; 1:00 PM (Library Community Room)
Next Regularly Scheduled Meeting – May 4th; 7:00 PM (Boardroom)

Motion to adjourn.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

There being no further matters for discussion Vice Chair Leary adjourned the commissioners' meeting and convened the South Camden Water & Sewer District Board of Directors.

South Camden Water & Sewer District Board of Directors

Consideration of the Agenda

Motion to approve the agenda as presented.

RESULT:	**PASSED**
MOVER:	Troy Leary
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

Public Comments – None

A. Monthly Report – Chas Sawyer

South Camden Water & Sewer Board

Monthly Work Order Statistics Report

Period: February 2026

	Submitted Work Orders	Completed Work Orders	Percentage Completed	Status of Uncompleted Work Orders
Water/Distribution	186	100%	100%	0
Sewer/Collection	2	100%	100%	0

Collections/Distribution

Water line locates	27
Sewer line locates	0
Water & Sewer locates same ticket	70
Hydrants tested	1 hydrant repair
New services installed	3

Water Treatment

Total water treated	17,473,000 gallons
Daily average	624,000 gallons per day (78% capacity)
Current capacity	720,000 gallons per day

Waste Water Treatment

Facility	Gallons per day	Permitted Capacity
South Mills WWTP	21,434 gallons per day	100 000 gallons per day(16% Capacity)
Courthouse Area WWTP	31,522 gallons per day	50 000 gallons per day(63% Capacity)

SOUTH CAMDEN WATER & SEWER BOARD
MONTHLY WATER STATISTICS REPORT

Date	Work Orders Submitted	Percentage Complete	Uncompleted	Water / Distribution	Sewer / Collection	Water Locates	Sewer Locates	Water / Sewer Locate	Hydrant Flow Test	New Svc
2024										
Jan	113	100%	0%	112	1	25	0	5	0	1
Feb	76	100%	0%	74	2	55	5	15	0	5
March	87	100%	0%	84	3	65	6	30	8	1
April	72	100%	0%	72	0	10	5	65	12	1
May	82	100%	0%	80	2	10	4	46	5	0
June	119	100%	0%	117	2	56	12	12	9	2
July	107	100%	0%	105	2	60	0	15	10	2
August	95	100%	0%	91	4	55	0	23	10	1
Sept	175	100%	0%	173	2	75	1	14	25	1
Oct	136	100%	0%	136	1	52	0	23	15	5
Nov	203	100%	0%	201	2	21	0	55	11	0
Dec	143	100%	0%	143	0	12	0	40	10	0
2025										
Jan	153	100%	0%	152	1	26	0	52	113	1
Feb	127	100%	0%	127	0	8	0	24	8	2
March	171	100%	0%	169	2	17	0	65	5	1
April	154	100%	0%	154	0	82	8	74	0	6
May	160	100%	0%	158	2	64	9	9	0	0
June	136	100%	0%	135	1	81	1	27	0	3
July	154	100%	0%	154	0	104	0	22	0	0
August	102	100%	0%	102	0	100	0	49	0	2
Sept	211	100%	0%	211	0	0	0	158	0	4
Oct	191	100%	0%	191	0	20	0	45	6	5
Nov	144	100%	0%	144	0	0	0	135	0	0
Dec	189	100%	0%	187	2	227	0	150	0	0
2026										
Jan	151	100%	0%	150	1	142	0	75	0	0
Feb	188	100%	0%	186	2	27	0	70	0	3

SOUTH CAMDEN WATER & SEWER DISTRICT MONTHLY WATER REPORT

month	active meters	work orders	locates	new serv	gallons sold meters water	tap fees	total collected	gallons sold meters sewer	sewer collected	sewer cust	gallons sold meters sewer S. Mills	sewer collected	sewer cust S. Mills
2023													
January	2,352	87	124	0	24,185,560	$77,001.00	$207,841.11	625,700	$11,788.69	56	189330	$4,049.99	89
Feb	2,362	73	83	3	12,828,862	$16,300.00	$143,633.26	759,740	$8,371.22	57	178400	$4,262.81	85
March	2,365	74	95	4	12,465,862	$13,967.00	$152,264.00	669,430	$12,870.57	58	305060	$3,368.05	85
April	2,372	80	74	2	13,002,292	$16,200.00	$149,165.83	823,450	$11,612.19	58	217790	$2,669.83	85
May	2,375	89	204	2	13,361,244	$14,467.00	$158,428.61	606,290	$11,070.58	60	234090	$3,817.58	85
June	2,381	90	24	1	20,802,455	$28,100.00	$168,578.13	689,200	$11,199.22	60	269370	$3,636.70	84
July	2,390	65	74	0	22,567,978	$4,000.00	$185,382.89	621,528	$10,979.56	59	279490	$3,222.69	82
August	2,392	57	111	1	18,177,536	$17,667.00	$144,487.45	632,482	$9,869.06	61	273090	$3,915.30	82
Sept	2,398	63	53	1	26,509,735	$8,000.00	$156,868.21	811,834	$10,510.54	61	315820	$3,828.18	82
Oct	2,397	130	56	2	12,881,724	$0.00	$166,859.48	189,613	$14,027.26	60	261025	$3,658.54	85
Nov	2,397	206	69	1	21,221,672	$42,500.00	$173,217.73	1,330,357	$6,759.66	61	285730	$2,946.04	87
Dec	2,400	75	65	1	13,689,890	$0.00	$173,067.45	841,209	$18,516.89	61	296760	$4,665.47	87
2024													
January	2,400	112	30	1	22,069,376	$8,000.00	$183,857.26	498,511	$16,857.22	61	263055	$3,562.03	87
Feb	2,401	76	60	5	16,274,414	$4,000.00	$117,817.13	716,679	$8,311.88	61	236475	$3,298.59	88
March	2,400	87	71	1	14,153,472	$11,334.00	$170,210.00	673,630	$8,089.58	61	272460	$3,847.68	87
April	2,410	72	80	1	12,591,422	$154,925.00	$295,617.61	489,300	$10,409.16	64	280130	$4,089.46	85
May	2,422	82	60	0	22,055,398	$108,400.00	$245,835.57	855,650	$11,613.11	64	251980	$4,445.12	87
June	2438	119	68	2	20,128,333	$49,467.00	$216,847.74	680,990	$13,275.01	71	351090	$3,083.89	87
July	2,449	107	75	2	21,281,937	$88,717.00	$277,914.69	545,210	$12,347.58	88	351,090	$3,083.89	87
August	2,451	95	78	1	10,107,024	$103,867.00	$277,863.85	627,210	$7,265.74	89	351,090	$3,884.89	87
Sept	3,890	175	75	1	21,690,624	$67,600.00	$254,497.81	1,706,960	$15,115.85	179		$3,702.45	
Oct	3,889	138	75	5	13,105,219	$20,000.00	$232,010.91	861,858	$17,336.83	182		$369.37	
Nov	3,898	203	76	0	28,985,320	$9,667.00	$181,392.24	1,257,102	$14,475.33	186			
Dec	3,881	143	52	0	19,295,150	$35,900.00	$248,021.57	1,103,850	$19,508.38	185			
2025													
January		153	78	1	15,442,388	$28,300.00	$198,763.34	1,104,630	$15,755.10	187			
February	3,894	127	32	2	15,284,936	$17,557.01	$189,895.02	1,862,479	$15,582.69	185			
March	3,898	171	82	1	12,708,354	$19,443.99	$213,284.85	990,704	20,083.25	186			
April	3,912	154	82	6	10,859,029	127,000.00	$287,367.52	962,938	$15,075.06	185			
May	3,923	154	82	0	15,846,540	$183,701.00	$341,666.95	1,194,670	$14,954.16	184			
June	3,943	136	109	3	29,057,520	$52,535.00	$237,488.33	1,140,480	$17,871.22	184			
July	3,948	154	126	0	20,613,631	$220,000.00	$438,237.58	3,419,560	$15,059.55	199			
August	3,962	102	149	2	17,180,347	$153,500.00	559,335.78	1,194,390	-578.35	199			
Sept	3,981	211	158	4	23,566,513	$94,400.00	$$369,513.07	1,069,650	$14,827.65	207			
Oct	3,997	191	65	5	14,934,157	$120,000.00	$$431,367.81	1,335,680	$15,606.75	224			
Nov	4,007	144	135	0	14,944,228	$78,000.00	$290,765.01	1,386,690	20,112.94	235			
Dec	3,991	189	377	0	17,284,951	$23,500.00	$244,709.17	1,174,690	$19,515.20	230			
2026													
January	4,000	151	217	0	12,669,831	$159,500.00	$554,124.32	772,790	$16,157.11	227			
February	4,020	188	97	3	13,173,575	$96,500.00	$358,328.25	1,072,001	$13,381.73	237			

Month	Monthly Total	Average Daily Use
26-Jan	17,413,000	.561,710
26-Feb	17,473,000	.624,000
26-Mar		
26-Apr		
26-May		
26-Jun		
26-Jul		
26-Aug		
26-Sep		
26-Oct		
26-Nov		
26-Dec		
Yearly Totals	34,886,000	

Motion to approve the monthly report as presented.

RESULT:	**PASSED**
MOVER:	Tiffney White
AYES:	Troy Leary, Randy Krainiak, Sissy Aydlett, Tiffney White
ABSENT:	Jason Banks

Motion to adjourn South Camden Water & Sewer Board of Directors.

There being no further matters for discussion Vice Chair Leary adjourned the South Camden Water & Sewer District Board of Directors at 9:39 PM.