

POLK COUNTY BOARD OF COMMISSIONERS
Regular Meeting
August 19, 2019 - 7:00 PM
R. Jay Foster Hall of Justice - Womack Building
Columbus, NC
MINUTES

PRESENT: Chairman Melton, Vice-Chairman Yoder, Commissioner Beiler, Commissioner Gasperson, and Commissioner Moore. Also in attendance were County Manager Pittman, County Attorney Berg, Clerk to the Board High, media and citizens.

1. Call to Order - Chairman Melton.

2. Invocation - Commissioner Gasperson.

3. Pledge of Allegiance - Chairman Melton.

4. Appointment of New Commissioner

Commissioner Gasperson moved to appoint David Moore to the Board of Commissioners, as recommended by the Executive Committee of the Republican Party, seconded by Vice-Chairman Yoder and the motion carried unanimously.

A. Appointment was made as recommended by the Executive Committee of the Republican Party of Polk County.

B. Sheila Whitmire, Register of Deeds swore Mr. Moore into office.

Chairman Melton called a five-minute recess.

5. Approval of Agenda

Commissioner Beiler moved to approve agenda as written, seconded by Vice-Chairman Yoder and the motion carried unanimously.

6. Consent Agenda

Vice-Chairman Yoder moved to approve the consent agenda, seconded by Commissioner Beiler and the motion carried unanimously.

A. August 5, 2019 special and regular meeting minutes.

B. Schedule Public Hearing for NCDOT plan for Monday, September 9, 2019 at 7:00pm in the R. Jay Foster Hall of Justice.

C. Vaya Health Quarterly Report ending June 30, 2019.

D. Grant application for State aid to public libraries.

7. Citizen Comment(s)

Three citizens welcomed Commissioner Moore, one spoke about vacation homes causing zoning violations in Residential low-density districts, two citizens

spoke regarding farmers market management, and one citizen spoke concerning a potential GRO by-law conflict of interest and the Polk County Community Foundation grant use.

8. Medicaid Transformation.

Christina Dupuch Chief Community Operations Officer, Community Relations Team, and Angela Garner Community Relations Regional Director both with VAYA Health gave a power point presentation a copy of which is hereby incorporated by reference into these minutes. They explained the Medicaid changes that will begin happening soon. Their main goal is to help people make the smoothest transition as possible.

9. Polk County Schools Resolution for Four Year Computer Lease Program - Aaron Greene Superintendent will present.

Aaron Greene Superintendent of Polk County Schools presented the resolution and information about the four-year computer lease program to replace Chromebooks that are required for assessment programs. The Polk County School Board approved the resolution at their August meeting, and as required by NC General Statutes the Board of Commissioner approval is also required to enter into a lease agreement for four years. Commissioner Gasperson moved to approve the resolution, seconded by Commissioner Moore and the motion carried unanimously.

10. Tax refund requests through August 13, 2019 in the amount of \$26,432.02 - Melissa Bowlin Tax Administrator will be present.

Melissa Bowlin Tax Administrator presented the refund requests. She explained the refund amount is larger than usual due to mortgage companies being required to pay all taxes in July, which sometimes causes duplicate payments. Commissioner Gasperson moved to approve tax refund requests, seconded by Vice-Chairman Yoder and the motion carried unanimously.

11. Surplus Real Property Policy and Procedures - County Attorney Jana Berg will present. the information.

Attorney Berg presented the Policy and Procedure for the Sale or Disposal of Real Property that meets or exceeds the statutory guidelines for the sale or disposition of all real property owned by the county. Commissioner Gasperson questioned section 2 regarding excluding employees and their family members from purchasing the county property. Attorney Berg said this was included to avoid the appearance of impropriety. Chairman Melton said he had a chance in the past to purchase some property on the Courthouse steps, and Manager Pittman discouraged him from doing so. After he thought about it, he realized that bidding on County property could have been perceived as him getting some favor for his position as a Commissioner. After further discussion, the Commissioners agreed to revise section two to exclude only employees and their spouses from being able to purchase County property.

Commissioner Gasperson moved to adopt the Policy and Procedure for the Sale or Disposal of Real Property with section two regarding families amended to employee and spouse, seconded by Commissioner Beiler and the motion passed.

Ayes: Beiler, Gasperson, Moore, Yoder

Nays: Melton

12. Surplus Foreclosed Real Property Disposal - County Attorney Jana Berg will present the information.

Attorney Berg presented information on the Procedure for Declaring Real Property Acquired by Tax Foreclosure as Surplus. She said these properties are ones acquired by the County when no one else bids the minimum amount for the property on the Courthouse steps. The minimum amount is the County's base in the property, plus any other expenses that might have been incurred, such as preparation and attorney fees, property owner association dues etc. Attorney Berg stated once the County becomes the defacto owner, this procedure would give the County Manager the authority to declare the property surplus if they determine it is of no use or value to the County. Once declared surplus it would follow the disposal policy, and the Commissioners would always have the final say as to whether the offer is accepted or rejected. The Commissioners discussed where the property would be advertised for sale, and Attorney Berg said either the website or newspaper would be acceptable. They also discussed being transparent in all sales, and since each time an offer is made it must go before the Commissioners for approval and then there would be a ten-day period for upset bids, all of which encourages transparency. Vice-Chairman Yoder moved to adopt the Procedure for Declaring Real Property Acquired by Tax Foreclosure as Surplus and authorize the County Manager to determine if the property is of any use to the county, seconded by Commissioner Moore and the motion carried unanimously.

13. Volunteer Board Application(s)

- A. Applications for Vote: Nancy Hasselbring, Martin Keynton, Stephen King, Brandon Knox, Laurel Pyatt, Charles Rounds, Margo Savage Animal Cruelty Investigators.

Commissioner Gasperson moved to approve all applicants as presented, seconded by Commissioner Beiler and the motion carried unanimously.

- B. The Commissioners reviewed the applications of Robert Scruggs and William Smith for the Tryon Fire Tax Commission.

14. Commissioner Comment(s)

Commissioner Moore thanked everyone for coming out, and said he is open minded and will listen, and is looking forward to serving the citizens. Commissioner Gasperson said the trip the Washington DC for the 2019 White House State Leadership Conference for North Carolina, South Carolina and

Tennessee was very informative.

Vice-Chairman Yoder agreed with Commissioner Gasperson regarding the trip, and thanked VAYA for their update. He encouraged the citizens to make an appointment with the County Manager to discuss their issues concerning the farmer's market and was excited to announce dredging work has begun at Lake Adger.

Commissioner Beiler said he appreciated being able to go to the White House State Leadership Conference that is held to emphasize coordination between federal officials and their direct contacts in state and local government. He thanked everyone for coming out to the meeting and appreciated the way the citizens handled themselves.

Chairman Melton recognized all the hard work Animal Control Officer Patti Lovelace does with our volunteer animal cruelty investigators. He thanked everyone for coming out and being polite.

15. Adjournment

Commissioner Moore moved to adjourn, seconded by Vice-Chairman Yoder and the motion carried unanimously.

POLK COUNTY BOARD OF
COMMISSIONERS

Attest:

Tommy W. Melton
Chairman

Ange High
Clerk to the Board