

POLK COUNTY
BOARD OF COMMISSIONERS' REGULAR MEETING
February 22, 2016 – 7:00 P.M.
R. Jay Foster Hall of Justice
Womack Building
Columbus, NC
MINUTES

PRESENT: Chair Pack, Vice-Chair Holbert, Commissioner Bradley, Commissioner Gage and Commissioner Gasperson. Also in attendance were County Manager Pittman, County Attorney Berg, Clerk to the Board Fehrmann, media and citizens.

1. Call to Order – Chair Pack called the meeting to order.
2. Invocation – Former Commissioner Ted Owens gave the invocation.
3. Pledge of Allegiance – Commissioner Gasperson led the pledge.
4. Approval of Agenda – Vice-Chair Holbert asked that the Planning Board application for review be included under Agenda Item #14 be removed from the current agenda and reviewed at the next regular BOC meeting. County Manager Pittman asked that one additional application for the Economic & Tourism Commission be added for review to Agenda Item #14. Commissioner Bradley moved to approve the agenda as amended, seconded by Commissioner Gage and the motion carried unanimously.
5. Consent Agenda
 - A) February 8, 2016, regular meeting minutes.
 - B) Department of Social Services Records Retention Schedule – A copy of the entire schedule is available for review in the Clerk to the Board's office.
 - C) Public Hearing for the Tryon Equestrian Waterline Extension Project Community Development Block Grant (CDBG) Closeout as Required by the State – To schedule a public hearing on March 7, 2016, at 7:00 P.M. in the R. Jay Foster Hall of Justice, Womack Building, to close out the project.

Commissioner Gage moved to approve the consent agenda, seconded by Commissioner Bradley and the motion carried unanimously.

6. Citizen Comments – Dennis Hill said portions of the scanned agenda packet posted on the county's website were illegible; recommended citizens again be allowed to make comments after each agenda item; recommended citizens with engineering expertise be invited to assist the County Attorney in reviewing the AECOM Lake Adger dam project proposal prior to moving forward; recommended the proposed county jail and law enforcement facility project be decided by the citizens by referendum.
7. Polk County Property Revaluation Update – Robert Haskins, revaluation coordinator with Wampler Eanes Appraisal Group (WEAG), said the

initial phase of the revaluation began in August 2015. There are currently three real property “listers” working in the field, with a fourth to be hired in the near future. To ensure county tax records are accurate and up to date, listers are sent to individual property parcels to determine if any changes have been made, and to update the county records accordingly. The listers have completed approximately 30% of their field work to date. Mr. Haskins said his team will reconfigure and consolidate a number of the currently 395 neighborhoods within the county. Mr. Haskins commended Polk County Tax Department staff for their support, assistance, and professionalism.

8. Project Bids for Hwy. 9 Sunny View Waterline Extension from Sunny View School to the County Line & Green Creek Waterline Extension on Ken Miller Rd. – Dave Odom of Odom & Associates presented the three bids received, and recommended the contract be awarded to the low bidder, Steppe Construction, Inc., in the amount of \$553,676. Mr. Odom also recommended a total budget of \$570,000 for this combined project for easements and contingency. County Manager Pittman said \$50,000 in unspent funds for the Green River Church waterline project are earmarked for this project. Commissioner Gage moved to approve the Steppe Construction bid in the amount of \$553,676, and further moved to approve a total project budget of \$570,000, seconded by Vice-Chair Holbert.

Commissioner Gasperson moved to amend the motion wherein the contract to Steppe Construction not be awarded at this time, further moved that these proposed waterlines not be funded at this time, and further moved that there be a moratorium on any more taxpayer money being allocated from the county's fund balance for new waterline construction until such time as a Polk County Water Authority has been created, a water authority which at a minimum would include all of the waterline service areas and proposed areas served by Polk County Government; among the many duties of this water authority would be policy making related to Polk County's waterline infrastructure; review and approval of new waterlines, and to potentially make requests for funding to the Polk BOC for new waterline construction. Commissioner Gasperson's motion failed for lack of a second. Commissioner Gasperson said the county could start out as a stand-alone water authority, thereby providing a means for review to ensure prudent decisions are made.

With the initial motion and second on the floor, the motion carried 3-2 (Bradley and Gasperson opposed).

9. Turner Shoals Dam Project Initial Phase – Mr. Odom said the final comprehensive stability analysis of the Lake Adger/Turner Shoals dam is required by DENR to be completed by December 1, 2016. Mr. Odom said that although he solicited proposals for the comprehensive stability analysis from both AECOM and Black & Veatch, Black & Veatch declined to submit a proposal. In addition to the comprehensive stability analysis, AECOM submitted a proposal for the project's engineering design services and permitting phase, and Mr. Odom recommended the same firm be used to complete both phases of the project for continuity purposes. County Manager Pittman said the total estimated cost for both phases is \$150,000. Commissioner Gage moved to approve AECOM's Proposal No. 261074

for Comprehensive Stability Analysis of the Lake Adger Dam Project, and AECOM's Proposal No. 261074-A for Engineering Design Services and Permitting of the Lake Adger Dam Project, seconded by Commissioner Bradley and the motion carried unanimously.

Chair Pack called a two minute recess; Chair Pack called the meeting back to order.

10. Moseley Architects Agreement for the Design of a County Jail & Law Enforcement Facility – Commissioner Gage moved to approve the Moseley Architects Agreement for the design of a county jail & law enforcement facility in the amount of \$283,282, seconded by Vice-Chair Holbert. County Attorney Berg said the proposed agreement is an American Institute of Architects standard form of agreement between owner and architect. County Attorney Berg said the contract was not required to go out for bid because the contract is for professional services, and awarding of such contracts is based on qualifications, not on the lowest bid.

Commissioner Gasperson made a motion to table to the contract until: A) Property has been acquired on which the new Polk County detention center and possibly a new Sheriff's office will be located. B) County Manager Pittman and Finance Director Sandra Hughes have provided an in-depth analysis of the four proposed finance options recently submitted to the Commissioners by the County Manager – USDA, bank or commercial lending, limited obligation bonds, and general obligation bonds – as such an analysis could help explain the pros and cons of each type of financing and the projected impact on the county's annual budget. C) County Manager Pittman has estimated the projected increase in Polk County property tax rates needed to cover the cost of financing a new Polk County detention center and possibly a new Sheriff's office, along with the additional cost of increased personnel needed for a new detention center. Commissioner Gasperson's motion failed for lack of a second.

With the initial motion and second on the floor, the motion carried 4-1 (Gasperson opposed). Commissioner Gage said the county needs to move forward on this initiative for the safety of the community; the Sheriff has done a great job trying to utilize what he has but it is time to provide an adequate facility. Vice-Chair Holbert said the county has been fighting jail inspectors for quite some time, and there is always the possibility the state could condemn the jail if the county does not take some action. Commissioner Gasperson warned it could prove costly to taxpayers to fast-track a project of this magnitude, and urged prudent due diligence.

11. Project Budget Ordinances, Budget Amendments & Resolution – Sandra Hughes, Finance Director, presented the information. A) Commissioner Gage moved to approve the Project Budget Ordinance for the Hwy. 9 Waterline Extension & Ken Miller Rd. Extension, \$570,000 – For the construction of the Hwy. 9 waterline extension from Sunny View School to the Polk County line, and for the construction of the Ken Miller Rd. waterline extension, seconded by Vice-Chair Holbert and the motion carried 3-2 (Bradley and Gasperson opposed). B) Commissioner Gage moved to approve Budget Amendment #40, Water Capital Fund, \$50,000 - To transfer unspent funds from Green River Church waterline to Hwy. 9 and Ken Miller

- Rd., seconded by Vice-Chair Holbert and the motion carried 3-2 (Bradley and Gasperson opposed). C) Commissioner Gage moved to approve Budget Amendment #4, Transfer to Water Capital, \$520,000 - To appropriate General Fund Balance for the construction of the Hwy. 9 waterline extension from Sunny View School to the Polk County line, and for the construction of the Ken Miller Rd. waterline extension, seconded by Vice-Chair Holbert and the motion carried 3-2 (Gasperson and Bradley opposed). D) Commissioner Gasperson moved to approve Budget Amendment #41, Water Capital Project Fund, \$150,000 - To transfer funds from the Capital Reserve Fund to the Water Capital Project Fund for a stability analysis, dam modification preparation, and permitting, seconded by Commissioner Bradley and the motion carried unanimously. E) Commissioner Gage moved to approve the Project Budget Ordinance for the Detention & Sheriff Facility, \$283,282 - Architectural Design, seconded by Vice-Chair Holbert and motion carried 4-1 (Gasperson opposed). F) Commissioner Gage moved to approve Budget Amendment #5, Transfer to the Capital Project Fund, Detention/Sheriff Facility, \$283,282 – To appropriate General Fund Balance to Capital Project Fund for the schematic design and design development phases for a Detention & Sheriff Facility, seconded by Vice-Chair Holbert and the motion carried 4-1 (Gasperson opposed). G) Commissioner Gage moved to approve a Resolution Declaring the Intent to Reimburse Expenditures for the Polk County Detention & Sheriff Office Facility capital project through financing, seconded by Vice-Chair Holbert and the motion carried unanimously.
12. Manager's Report – County Manager Pittman presented a brief NCDMV video update on the Polk County Mobile Driver License Unit, which opened on January 28, 2016, and is the first of its kind in the state.
13. Volunteer Board for Vote – Libby Morris was appointed to the Planning Board as the Tryon Township representative by unanimous vote.
14. Volunteer Boards for Review – Applications for the following boards were reviewed: Animal Cruelty Investigators - 1 application, 4 vacancies; Economic & Tourism Development Commission - 15 applications, 15 regular vacancies; Economic & Tourism Development Commission, Ex-Officio Members - 7 applicants, 7 vacancies; Green Creek Fire District Tax Commission - 3 applications, 3 vacancies; ~~Planning Board - 1 "At Large" application; 1 "At Large" vacancy.~~
15. Commissioner Comments – The Commissioners thanked everyone for coming out.
16. Adjournment – Vice-Chair Holbert moved to adjourn the meeting, seconded by Commissioner Gage and the motion carried unanimously.

ATTEST:

POLK COUNTY BOARD
OF COMMISSIONERS_____
Beth Fehrmann
Clerk to the Board_____
Keith Holbert
Vice-Chair