

POLK COUNTY
BOARD OF COMMISSIONERS' PUBLIC HEARING & REGULAR MEETING
September 19, 2016 – 6:30 P.M.
R. Jay Foster Hall of Justice
Womack Building
Columbus, NC
MINUTES

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

1. Call to Order of the Public Hearing Regarding the Submission of the Proposed Uniform Schedules of Values, Standards, and Rules for the 2017 County-Wide Revaluation – Chair Gage called the public hearing to order. The purpose of the public hearing was to take public comment on the submission of the proposed Uniform Schedules of Values, Standards, and Rules to be used in appraising real property in Polk County at its true value and at its present-use value. Robert Haskins of Wampler Eanes Appraisal Group gave an overview of the revaluation process. A field representative will visit the site to make an exterior inspection of the structure and take measurements as necessary, and will leave a notification card alerting the property owner that a site visit has occurred. Based upon the data collected, the Uniform Schedules of Values, Standards, and Rules, comparable sales, zoning, and neighborhood characteristics, the revaluation team will determine the property value. Once the new value has been determined - effective as of January 1, 2017 - a notice of new value will be mailed to the property owner. The letter will also instruct property owners on how to set up an informal hearing with one of the appraisers to discuss the appraised value if they disagree with the value. Should a property owner not be in agreement with the appraised value following an informal hearing, the property value may be appealed to the local Board of Equalization and Review, and to the North Carolina Property Tax Commission, if necessary.
2. Citizen Comments – David Doubek inquired about the informal hearing process and the impact of the Tryon International Equestrian Center on nearby properties.
3. Commissioner Comments – Chair Gage received confirmation that residential flagpole structures will not be taxed; flagpole structures are considered business personal property. Commissioner Gasperson was informed the revaluation team is in the process of refining some of the over 200 existing county tax neighborhoods. Mr. Haskins reiterated the tax value assessed as of January 1, 2017, will remain in effect until the next county-wide revaluation.
4. Adjournment – Commission Owens moved to adjourn the public hearing, seconded by Commissioner Bradley and the motion carried unanimously.
5. Call to Order of the Regular Meeting – Chair Gage called the regular meeting to order.

6. Invocation – Commissioner Gasperson gave the invocation.
7. Pledge of Allegiance – Ret. Col. Otis “Hoot” Livingston led the pledge.
8. Approval of Agenda – Chair Gage asked that Sarah Fisher’s application be removed from consideration for reappointment as an Animal Cruelty Investigator at her request (Agenda Item #21, Volunteer Boards for Vote). Chair Gage asked that an update on the courthouse wall be added to Agenda Item #20, Manager’s Report. Commissioner Bradley moved to approve the agenda as amended, seconded by Commissioner Owens and the motion carried unanimously.
9. Consent Agenda
 - A) Approval of the August 22, 2016, regular meeting minutes.
 - B) Approval of the Tax Department’s July 2016 refund request in the amount of \$15,307.02.
 - C) Approval of the Tax Department’s August 2016 refund request in the amount of \$3,605.28
 - D) Ratification of the proclamation approved by BOC consensus on September 9, 2016, declaring September 12, 2016, as “Veterans of Foreign Wars Auxiliary Unwavering Support for Uncommon Heroes Day” in Polk County.
 - E) Declaration of a Transportation Department 2009 Ford E350 van surplus.Commissioner Bradley moved to approve the consent agenda, seconded by Commissioner Owens and the motion carried unanimously.
10. Citizen Comments – There were none.
11. Recognition of Seniors’ Health Insurance Information Program (SHIIP) Day, September 19, 2016 – The Meeting Place Director Pam Doty said the SHIIP program was established thirty years ago to address the special insurance needs of Medicare beneficiaries and to provide assistance in choosing insurance products that are right for them. Ms. Doty, herself a SHIIP counselor, introduced Gail Dyer, Emily Skipper and Donna Carson, SHIIP counselors and Polk County employees as well. Over 500 Polk County senior citizens were served by the SHIIP program last year.
12. Resolution in Remembrance of September 11, 2001 – Ms. Joyce Preston, President of the Polk County Memorial VFW Post #9116 Auxiliary and of the North Carolina VFW Auxiliary, presented the resolution. Commissioner Owens moved to approve the resolution in Remembrance of September 11, 2001, seconded by Commissioner Gasperson and the motion carried unanimously.
13. Resolution Declaring September 2016 as Military Suicide Awareness Month in Polk County – Ms. Preston presented the resolution. Commissioner Gasperson moved to approve the Resolution Declaring September 2016 as Military Suicide Awareness Month in Polk County, seconded by Commissioner Owens and the motion carried unanimously.
14. POW/MIA Recognition Day Proclamation – Michael Collins, Senior Commander of Polk County Memorial VFW Post #9116, presented the proclamation.

Commissioner Owens moved to approve the POW/MIA Recognition Day Proclamation, seconded by Commissioner Gasperson and the motion carried unanimously.

15. Planning Board Recommendation Regarding an Ordinance Concerning Amending the Polk County Zoning Ordinance to Include Schools, Vocational, Business and Special Schools as a Permitted Use in Residential Estate/Low Density (RE1) Zoning Districts – Cathy Ruth, Planner, presented the recommendation from the Planning Board. Commissioner Owens moved to schedule a public hearing on October 3, 2016, at 6:30 P.M. in the R. Jay Foster Hall of Justice, Womack Building, seconded by Commissioner Bradley and the motion carried unanimously.
16. Resolution Making Certain Findings and Determinations Regarding the Installment Financing for a New Law Enforcement Complex for the County and Requesting the Local Government Commission to Approve the Financing Arrangement – Ms. Amy Vitner, Managing Director of First Tryon Securities, LLC, gave a PowerPoint presentation on the financing agreement, a copy of which is hereby incorporated by reference into these minutes. A request for proposals was distributed to thirty-seven financial institutions inviting them to provide installment financing for the not-to-exceed amount of \$13,500,000 for the Law Enforcement Project. One bid only was received from Capital One at a rate of 2.58%; the loan provides for flexibility to prepay in eight years without penalty. Chair Gage moved to approve a Resolution Making Certain Findings and Determinations Regarding the Installment Financing for a New Law Enforcement Complex for the County and Requesting the Local Government Commission to Approve the Financing Arrangement, which contains therein the setting of a public hearing on October 3, 2016, at 7:00 P.M. in the R. Jay Foster Hall of Justice, Womack Building, seconded by Commissioner Gasperson and the motion carried unanimously
17. Amended Project Budget Ordinance – Finance Director Sandra Hughes presented the amended project budget ordinance. Chair Gage moved to approve the amended and newly renamed Law Enforcement Complex project budget ordinance for the purpose of budgeting the estimated not-to-exceed amount of \$13,500,000 for the project, seconded by Commissioner Gasperson. Commissioner Gasperson noted that the county has not yet actually closed on the new Law Enforcement Complex property; many safeguards were put in place to protect the county throughout the purchase process. With a motion and a second on the floor, the motion carried unanimously.
18. Resolution Declaring Surplus Personal Property and Authorizing the Sale by Electronic Public Auction – County Manager Pittman presented the resolution to declare surplus the county owned residential structures located at 221 Park Street in Columbus. The structures will be sold as is, where is, and must be removed from the property no later than 30 days from the purchase date. Commissioner Gasperson moved to approve a Resolution Declaring Surplus Personal Property and Authorizing the Sale by Electronic Public Auction, seconded by Commissioner Bradley and the motion carried unanimously.

19. Budget Amendment – Ms. Hughes presented the budget amendment. Commissioner Owens moved to approve BA #4, Ag E&D, \$8,000 – To increase revenue and expense for an \$8,000 grant received from the Polk County Community Foundation to offer support, education and outreach to local residents utilizing SNAP/EBT benefits to encourage consumption of local fruits, vegetables and meats, seconded by Commissioner Gasperson and the motion carried unanimously.
20. Manager's Report – 1) Polk County was the only county in the state to have a double digit increase in percentage of visitor spending from 2014 to 2015, an increase of 11.8% from \$23.93 to \$26.76 million. 2) The courthouse wall and sidewalk are almost complete and everything looks much nicer. One small section of sidewalk behind the courthouse will need to be paved to allow continued vehicular ingress and egress.
21. Volunteer Boards for Vote – Samantha Austin was appointed as an Animal Cruelty Investigator by unanimous vote. Terri Palmer was appointed to the Juvenile Crime Prevention Council by unanimous vote.
22. Commissioner Comments – The Commissioners thanked everyone for coming out, and asked everyone to remember those who have served our country.
23. Closed Session – Commissioner Owens moved to go into closed session for the purpose of attorney-client privilege, G.S. 143-318.11(a)(3), seconded by Commissioner Bradley and the motion carried unanimously.
24. Return to Open Session – Commissioner Owens moved to return to open session, seconded by Commissioner Bradley and the motion carried unanimously. Commissioner Owens moved to extend the closing date for the purchase of the Polk County school bus garage property until October 31, 2016, seconded by Commissioner Bradley. Commissioner Gasperson moved to extend the closing date for the purchase of the Polk County school bus garage property until March 31, 2017, but the motion failed for lack of a second. With the original motion and second on the floor, the motion passed 4-1 (Gasperson opposed).
25. Adjournment – Commissioner Owens moved to adjourn the meeting, seconded by Chair Gage and the motion carried unanimously.

ATTEST:

POLK COUNTY BOARD
OF COMMISSIONERS

Beth Fehrmann
Clerk to the Board

Michael V. Gage
Chair