

POLK COUNTY  
June 21, 2010 7:00PM  
BOARD OF COMMISSIONERS' REGULAR MEETING MINUTES  
R. Jay Foster Hall of Justice, Womack Building  
Columbus, N.C.

PRESENT: Chairperson Walker, Vice-Chairperson Gasperson, Commissioners McDermott, Melton and Watson. Others in attendance were County Manager Whitson, Interim County Attorney Egan, and Clerk to the Board Britton until 9:00 pm, followed by staffer Esther Lail for duration of meeting. County Attorney Hix was absent.

1. Call to Order/Welcome – Chairperson Walker
2. Invocation – Chairperson Walker
3. Pledge of Allegiance – Vice-Chairperson Gasperson
4. Approval of Minutes – Approval of June 7, 2010, Regular Board of Commissioners' meeting minutes, and June 14, 2010, 2010/2011 Annual Polk County Budget Public Hearing minutes. Commissioner Melton made a motion to approve both sets of minutes, seconded by Commissioner McDermott and the motion carried unanimously.
5. Approval of Agenda – Mr. Whitson added an update on the Adult Day Care to #12A and BA #10 to #15. Commissioner Watson made a motion to accept the additions, seconded by Commissioner Gasperson and the motion carried unanimous.
6. Highwood Apartment HUD Subsidized Elderly Housing Complex – John Nichols, President of N.C. Housing Services & Management Corporation from Winston Salem, and Robert Howard, property manager, gave the presentation on the Highwood Complex, during which he explained that Highwood is a HUD elderly housing complex in Columbus, NC. (The presentation is on file in the Clerk's Office.) Mr. Howard reported that the presentation was meant for community awareness since the complex is underutilized and has several vacancies. To qualify to live there, one must be 62 or older and make no more than \$19,000 per year. His presentation showed pictures of very well kept apartments and landscaping.
7. New DSS Facility Presentation – ADW Architects presented the proposed building plan. These plans are on file in the Clerk's office. Mr. Mike Esposito of ADW, James Curry of McCracken Lopez Engineering Consultants in Charlotte, Dave Odom, Odom Associates, and Cecil Cannon, architect and project manager, were all present to discuss the plans for the building. The building is roughly one story and 11,950 square feet in size. Mr. Esposito discussed the front and back

entrance ways, use of natural light from upper and lower windows for viewing when seated, minimal tree removal, erosion control swale room for a future building if needed, similar color and brick as the middle school, and a metal roof (all LEED certified). Commissioner Watson followed with questions concerning the floor plan, doors, entranceway, water usage, HVAC, and staying within the budget, if not under, for the building. The architects felt that this is a good construction market and confident they would be able to accomplish that. Vice-Chairperson Gasperson made a motion to move ahead with the ADW plans for the Polk County Human Services Facility and instruct the County Manager to do what is necessary to get the bid packets out, seconded by Commissioner McDermott. Discussion followed by Commissioner Melton who felt the building is designed 1,000 square feet too large. If the building were cut by 1,000 square feet, he felt a savings of \$152,000 could cover an employee 2% pay raise of approximately \$125,000. Chairperson Walker stated that the building will be built to last 40 years and cautioned against building it too small. She stated that she also would love to give the employees a raise, but felt by the graphs she presented on staff sizes over the years, in 2020, the facility will have grown by 11 more staff members. Following the motion, second, and discussion, the motion carried 4 – 1 (Melton opposed).

8. Alexander's Ford Project – Tom Fanslow, Land Protection Director of Carolina Mountain Land Conservancy, gave a presentation which is on file in the Clerk's office, along with the information on the trust funds and total funding for acquisition. The need, the vision and the means to the vision for Alexander's Ford at Bradley Nature Preserve on the Green River highlights the need to preserve the site for the future, the creation of a low maintenance nature preserve, trails, fishing and the Green River to bring visitors to the site and the yearly historical re-enactment of the Over Mountain Victory March. Mr. Fanslow described the three legged funding grant awards from Clean Water Management Trust Fund, NC Dept. of Cultural Resources – Natural Heritage Trust Fund, and the PARTF Contract as well. The project would have closed long ago but for the fact that the Clean Water Management Trust Fund leg of this funding was temporarily removed by DENR. Funding is now available to complete the project. The Preserve will be owned 100% by Polk County with no cost to the taxpayer. To move the project forward, Commissioner Watson made a motion to approve the Amendment to the Ground Lease, Management Agreement and Option to Purchase, seconded by Vice-Chairperson Gasperson and the motion carried unanimously. Commissioner Watson made a motion to approve the resolution assuring the NC Clean Water Management Trust Fund that it understands the functions and obligations to which Polk County has committed, seconded by Vice-Chairperson Gasperson and the motion carried unanimously. Commissioner Gasperson made a motion to approve the Grant Project Budget Ordinance for Alexander's Ford Project, seconded by Commissioner Watson and the motion carried unanimously. A final motion was made by Commissioner Watson to appoint Ambrose Mills, project manager of the project, which will close before the

end of 2010, seconded by Commissioner Melton and the motion carried unanimously.

9. Water Line Extension and Hook-Up for Agricultural Center – Vice-Chairperson Gasperson requested this item be placed on the agenda in support of this water line to the Agriculture Center as quickly as possible after the beginning of the new fiscal year.

Citizen Comment – Jo Ann Miksa Blackwell spoke in support of the water line to the Agriculture Center as the life blood and economic driver to our region. She is connected with Mountain Biz Works who wants to partner with the center and what a great job Lynn Sprague has done. She felt the water line speaks volumes for the infrastructure that is being built in this County.

Commissioner McDermott expressed her gratitude to the agricultural economic development people and especially Lynn Sprague. He has performed miracles at that facility with the help of his volunteers and donors and what a motivated group of people have accomplished. I think the County needs to show its support and allow them to go to the next level by supplying water to that facility.

Commissioner Watson spoke on another way of funding this project. He agreed with the economic impact for the community and felt that the \$20,000 left in the budget for economic development could be used. He could support this without taking money out of the water line extension fund. The precedent had already been set by taking the \$285,000 for St. Luke's Hospital out of that budget from the sale of the James Tool property. Commissioner Watson said he did not want to diminish the water line extension fund for the use of one facility that is not owned by the County. Commissioner McDermott felt that the EDC did have some ideas for very good uses, especially for economic development, and she would like to leave the money for that. Vice-Chairperson Gasperson felt it was critical to leave those funds there and the funds would be extremely well used. Commissioner Melton concurred with Commissioner Watson on the use of the \$20,000.

Vice-Chairperson Gasperson made a motion that the county manager be instructed to award a contract to Inman Campobello to proceed with the proposal in the packet as soon as possible in the new fiscal year out of the water line extension fund, seconded by Commissioner McDermott and the motion carried 3-2 (Melton, Watson opposed).

Recess followed, and Clerk to the Board Britton was excused due to illness. Commissioner Melton made a motion to appoint Ms. Lail as Acting Clerk for the duration of the meeting, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.

10. 2010 Polk County Annual Budget – Budget Work Sessions were held on May 10<sup>th</sup>, 12<sup>th</sup> and June 7<sup>th</sup>. The Budget Public Hearing was advertised in the *Tryon Daily Bulletin* on May 26, 2010, and the hearing was held on June 14, 2010.

Vice-Chairperson Gasperson made a motion to adopt the 2010/11 Polk County Annual Budget, seconded by Commissioner McDermott and the motion carried 3-2 (Melton and Watson opposed).

11. Polk County School Lottery Funds Request – To provide a new roof on the main building at Polk Central School. Superintendent Bill Miller requested Board approval for this roof replacement and lottery application for the next budget year. Commissioner Melton made a motion to approve, seconded by Commissioner Watson and the motion carried unanimously.
12. Mental Health Maintenance of Effort – Request to advertise for proposals for funding of \$74,000 and award proposal at the July 12<sup>th</sup> board meeting. Commissioner Melton made a motion to approve the request, seconded by Vice-Chairperson Gasperson.

Citizen Comment – Katharine Smith, clinical psychologist, supported the funds for the Polk County Wellness Center and hopes the county will support their proposal.

The motion was approved unanimously.

- 12a. Adult Day Care Update - Mr. Whitson reported that county engineer Dave Odom, consulting architect Cecil Canon, grading contractor Terry Hayes, and Vice-Chairperson Gasperson met at the site. It was the recommendation of Mr. Odom to have S&ME do a few site samples and also test the field dirt. Mr. Whitson gave a rough cost estimate of \$2-3,000. It was the consensus of the Board to expedite this recommendation quickly.
13. July – December, 2010, Board of Commissioner Meeting Schedule – July 19<sup>th</sup> BOC meeting date was changed to July 12<sup>th</sup>, Labor Day BOC meeting to Tuesday Sept 7<sup>th</sup>, and December 20<sup>th</sup> was scratched. Commissioner Watson made a motion to approve the amended meeting schedule, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.
14. Highland Mapping Proposal – Marche Pittman presented a proposal for assistance with GIS parcel mapping from Highland Mapping, Inc. Mr. Pittman explained a way to utilize the 911 funds, which is an allotment received from the State on every phone line in the county. The allotment needs to be spent and monies have been moved to allow some parcel maintenance services through the GIS contract for Highland Mapping, Banner Elk. No extra general fund money is requested. Mr. Bridgers is supportive and knows the company well. Commissioner Melton made a motion to approve the proposal, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.
15. Budget Amendments – Sandra Hughes, finance officer made the following requests: 1) Sheriff BA #9 Contingency, \$11,630 – To transfer funds to pay the

SBI for concealed weapons permits that were applied for from 8/2/04 through 11/13/08 and not invoiced until 3/15/10. Commissioner Melton made a motion to approve BA #9, seconded by Commissioner McDermott and the motion carried unanimously. 2) BA #10 \$49,000 Appropriate Fund Balance – Internal Service Fund 0 to appropriate fund balance for an estimated amount needed to pay claims through 6/30/10 up to the aggregate deductible. Commissioner Melton made a motion to approve, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.

3) Amend Senior Center Project Ordinance for the Janirve Grant, \$25,000.00. Commissioner Melton made a motion to approve, seconded by Commissioner Watson and the motion carried unanimously.

16. NCDOT Resolution – Recommended program of total needs for Secondary Road Improvements in Polk County. Commissioner Melton made a motion to approve the resolution, seconded by Commissioner McDermott and the motion carried unanimously.

17. Board Vacancies (Vote) – 1) Unified Development Ordinance Committee - 8 vacancies from the 20/20 Vision Comprehensive Plan, 12 applications; 3 vacancies from the Planning Board, 3 applications. The following applicants were elected to the UDO Committee from the 20/20 Vision Comprehensive Plan: Evangelena Barber – Columbus Township, Henry Bright – Town of Saluda, Mark Byington – Tryon Township, Jim Carson – Saluda Township, Emily Clark – Tryon Township, Doug Harmon – Green Creek Township, Roger Odel – Cooper Gap Township, and Christel Walter – White Oak Township. Planning Board applicants approved were: Wayne Horne, Lisa Krolak, and Harry Petersen and elected representatives from the Board of Commissioners were Vice-Chairperson Gasperson and Commissioner McDermott.

2) Polk County Appearance Commission - 3 vacancies, 1 application. Commissioner McDermott made a motion to appoint Rolfe Wardner, seconded by Commissioner Watson and the motion carried unanimously.

3) Zoning Board of Adjustment – 2 vacancies, 2 applications. Commissioner Melton made a motion to approve Frank Monterisi and Preston White, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.

4) Harmon Field Board – 2 county-appointed vacancies, 4 applications. Rick Covil and Linda Ligon were elected.

5) Library Board – 1 vacancy, 1 application. Commissioner McDermott made a motion to appoint Angela Hall, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.

- 6) Mental Health Advisory Board – 1 vacancy, 1 application. Commissioner Melton made a motion to approve Catherine Myton, seconded by Commissioner McDermott and the motion carried unanimously.

Board Vacancies (Review) – Appearance Commission – 2 vacancies, 2 applications. These applications were reviewed.

18. Citizen comments on non – agenda items – There were none.
19. Closed Session – Attorney Client Privilege G.S. 143-318.11(a)(3); Personnel G.S. 143-318 11 (a)(6). Commissioner Watson made a motion to go into closed session, seconded by Commissioner Melton and the motion carried unanimously.
20. Return to open Session/Appointment of Interim County Attorney – Appoint Mike Egan as Interim County Attorney through December 5, 2010. Vice-Chairperson Gasperson made a motion to approve, seconded by Commissioner Watson and the motion carried unanimously.
21. Adjourn - Commissioner McDermott made a motion to adjourn, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.

ATTEST:

POLK COUNTY BOARD OF COMMISSIONERS

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Anne Britton  
Clerk to the Board

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Cindy Walker  
Chairperson