

POLK COUNTY  
July 12, 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. Also in attendance were County Manager Whitson, Interim County Attorney Mike Egan, and Clerk to the Board Britton, staff, media and citizens. Mr. Hix was absent.

1. Call to Order/Welcome – Chairperson Walker called the meeting to order.
2. Invocation – Commissioner Melton gave the invocation.
3. Pledge of Allegiance – Commissioner McDermott led the pledge of allegiance.
4. Approval of Minutes – Approval of June 21, 2010, Regular Board of Commissioners' meeting minutes. Commissioner Melton made a motion to approve the minutes, seconded by Commissioner Watson and the motion carried unanimously.
5. Approval of Agenda - Mr. Whitson requested (3) additions to the agenda. 12A Sheriff Department personnel, 12B (4) cars to declare surplus, and 21(3) Attorney Client Privilege 143-318.11 (a) (3). Commissioner Watson made a motion to approve the amended agenda, seconded by Commissioner Melton and the motion carried unanimously.
6. Bid For Grading – DSS Facility – County Engineer Dave Odom discussed the bid openings for the grading which was held on July 8<sup>th</sup> at 2:00 pm in the Polk County offices for the Polk County DSS Site Work project. Thompson Contractors was the low bidder with a bid amount of \$164,890.00. Mr. Odom recommends awarding the contract to Thompson Contractors to complete the project. Much discussion followed. The County budgeted \$170,000 for both grading and paving, The low bid of \$164,890.00 (not including an estimated \$80,000 for paving and concrete) came in higher than expected and has already started the project off over budget by about \$80,000. That throws a red flag up, cautioned Commissioner Watson, stating his concern of being over budget this early in the project. He also stressed the need to be extra careful as stewards of the County funds. Commissioner Melton made a motion to throw out the site plan bids and re-bid it together so that the general contractors bid will also include the bids for the site plan preparation. This would cover all the bases. Vice-Chairperson Gasperson felt it unwise to delay the project and strongly recommended moving forward. There were questions to Mr. Odom on how to amend the site plan and reduce the overall budget. Mr. Odom will continue to work on this and report back

to the August 2<sup>nd</sup> Board meeting. Commissioner Watson seconded the motion made by Commissioner Melton and the motion failed 2-3 (Gasperson, McDermott, Walker opposed). Commissioner McDermott confirmed with Engineer Odom that awarding the bid to Thompson Contractors based upon their unit prices would still allow the Commissioners to throw out the bid if the scope of the site preparation project could not be adequately streamlined, and to rebid the site work as part of the total construction project as suggested by Commissioners Watson and Melton. Through a recommendation from Mr. Odom, Vice-Chairperson Gasperson made a motion to award Thompson Contractors the bid based on their unit prices, pending the revised site plan budget. This will cause no delay and will allow Thompson Contractors time to get their bonds in place and will be contingent upon approval of the overall budget. The motion was seconded by Commissioner McDermott and was approved 3 – 2 (Melton, Watson opposed).

7. Economic Plan – Mike Saunders, Isothermal Community College, presented an informative plan for small businesses along with the Polk Campus Director Kate Bartshak, Director of Small Businesses for Polk & Rutherford Ted Henrick, Agricultural Economic Development Director for Polk County Lynn Sprague, Polk County EDC Advisory Board Chairman Ambrose Mills, and small business owner and first tenant in the Agriculture Center Chris Carroll. All speakers are enthusiastic about working together and providing much needed services in the county.
8. Polk County Community Health & Wellness Center, Inc. – Commissioner Melton made a motion to award the Maintenance of Effort funds of \$74,981 to the Polk County Community Health and Wellness Center, Inc., seconded by Commissioner Watson and the motion carried unanimously.
9. Planner Cathy Ruth – Had four recommendations from the Planning Board. Planner Ruth gave a power point presentation outlining the text amendments for each ordinance below. The power point presentation, along with additional background information, is on file in the Clerk's office.
  - 1) An Ordinance amending the Polk County Tower Ordinance – Commissioner Watson made a motion to hold a public hearing August 2, 2010, at 7:00 pm to hear text amendments that would add a definition of public safety facilities and establish permitting requirements for public safety facilities, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.
  - 2) An Ordinance amending the Subdivision Ordinance – Commissioner Melton made a motion to hold a public hearing August 2, 2010, at 7:00 pm to hear text amendments modifying and establishing standards for fire apparatus access roads and fire protection, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.
  - 3) An Ordinance amending the Zoning Ordinance – Commissioner Melton made a motion to hold a public hearing August 2, 2010, at 7:00 pm to hear text

amendments modifying and establishing procedures and standards for determining vested rights; repealing and replacing regulations pertaining to the Zoning Board of Adjustment; defining the term “kennels” and establishing it as a Use Classification; modifying regulations pertaining to the number of principal buildings on one lot, road access, and temporary use permits for manufactured/mobile homes, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.

- 4) Future Land Use Map Revision – Commissioner Watson made a motion to hold a public hearing August 2, 2010, at 7:00 pm to hear amendments to Map 24 (the Future Land Use Map) and Page VI–8 (Future Land Use Acreages) of the Polk County 20/20 Vision Plan, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.
10. Contract for Consultant Services – With Holland Consulting Planners, Inc., and Polk County to prepare a Unified Development Ordinance for the County. Vice-Chairperson Gasperson made a motion to approve the contract, seconded by Commissioner Watson and the motion carried unanimously. The first meeting of the Unified Development Ordinance Committee is scheduled for July 26, 2010, at 7:00 pm.
11. Purchase of Truck for Animal Control – (3) bid proposals were discussed. Commissioner Melton made a motion to approve the lowest bid from Stott’s Ford for a 2010 F150 4X4 SS S/C Truck, total price, \$23,553.00, seconded by Commissioner Watson. Citizen Comment: 1) Jeanette Larsen spoke in favor of the truck for Animal Control. The motion carried unanimously.
12. Sheriff’s Department – Requests amending position and change in status (Chief Deputy) and purchase of (4) camera systems for patrol vehicles. Commissioner Melton made a motion to approve these actions, seconded by Vice-Chairperson Gasperson and the motion carried unanimously. 12a) Sheriff’s Department secretarial classification change from Grade 15 to 16. Commissioner Melton made a motion to approve the classification change, seconded by Commissioner Watson and the motion carried unanimously. 12b) Declare Surplus – (4) Crown Victoria vehicles and permission to transfer the unmarked vehicle to the school system. Commissioner Watson made a motion to approve this request, seconded by Commissioner Melton and the motion carried unanimously.
13. 911 Radio Console Emergency Replacement – Marche Pittman, Director, Management Information Systems, discussed (3) proposals for the replacement. Commissioner Melton made a motion to accept the lowest bid from Whitley’s Communication Service for \$68,137.63, seconded by Commissioner McDermott and the motion carried unanimously.
14. Interlocal Agreement for a Group Self-Insurance Fund for Risk Sharing or Group Purchase of Coverage – Interim County Attorney, Mike Egan, will review the agreement and report back to the August 2, 2010, board meeting.

15. Information Only – Ethics policy project. Discussion regarding a Polk County Ethics Policy due by January 2011. Chairperson Walker reminded the Board of the material provided by Fleming Bell of the School of Government (SOG) to provide assistance in formulating a Polk County policy. Forming a committee or scheduling a work session will be discussed at the August 2<sup>nd</sup> Board meeting.
16. Budget Amendments – Sandra Hughes, Finance Officer, will make the requests. Project Budget Ordinance - Agriculture Center Water Line. Vice-Chairperson Gasperson made a motion to adopt the project ordinance, seconded by Commissioner Watson and the motion carried unanimously.

BA #2 Transfer Between Departments - \$9,500 to transfer the budget from Farmland Preservation to Soil and Water for repairs to the roof on the Mill Spring School. Vice-Chairperson Gasperson made a motion to approve the transfer, seconded by Commissioner Watson and the motion carried unanimously.

BA #3 Polk County Schools - \$66,295 Department transfer to increase capital expenditure and reduce current expenditure by \$66,295 so that the capital budget is \$162,000 as requested by Mr. Miller. Commissioner McDermott made a motion to approve the transfer, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.

17. Board Vacancies (Vote) - 2 applications, 2 vacancies for Appearance Commission - Carolyn Ashburn and Eric Gass. Vice-Chairperson Gasperson made a motion to approve the two applicants, seconded by Commissioner McDermott and the motion carried unanimously.

Board Vacancies (Review) - 1 application/1 vacancy for Transportation Authority; 1 application/3 vacancies for Recreation Advisory Board; 2 applications/1 vacancy Department of Social Services Board; 1 reappointment Nursing Home Community Advisory Committee – These applications were reviewed.

18. Tax Refund Request – County Manager Whitson made the refund request for \$543.14. Commissioner Melton made a motion to approve the request, seconded by Vice-Chairperson Gasperson and the motion carried unanimously.
19. Citizen Comments on Non-Agenda Items - There were none.
20. Commissioner Comments - The Commissioners agreed that this was a good meeting.
21. Closed Session – 1) Personnel G.S. 143-318.II (a) (6) and 2) Purchase of Property G.S. 143-318.11.(a) (5) and 3) Attorney Client Privilege 143-138.II (a) (3) - Commissioner Melton made a motion to go into Closed Session, seconded by Commissioner Watson and the motion carried unanimously.

22. Return to Open Session - There was no action taken.

23. Adjourn - Commissioner Melton made a motion to adjourn, seconded by Commissioner Watson and the motion carried unanimously.

ATTEST:

POLK COUNTY BOARD OF COMMISSIONERS

---

Anne Britton  
Clerk to the Board

---

Cindy Walker  
Chairperson