

POLK COUNTY  
BOARD OF COMMISSIONERS' REGULAR MEETING  
Monday, August 15, 2011, 3:00pm  
R. Jay Foster Hall of Justice, Womack Building  
Columbus, NC  
MINUTES

PRESENT: Chair Gasperson, Vice-Chair McDermott, Commissioner Owens, Commissioner Pack and Commissioner Walker. Also in attendance were County Manager Whitson, County Attorney Egan, Clerk to the Board Fehrmann, staff, media and citizens.

1. Call to Order – Chair Gasperson called the meeting to order.
2. Invocation – Commissioner Owens gave the invocation.
3. Pledge of Allegiance – Commissioner Pack led the pledge.
4. Approval of Minutes – Commissioner Owens made a motion to approve the minutes from the two August 1, 2011, public hearings and the August 1, 2011, regular BOC meeting, seconded by Commissioner Walker and the motion carried unanimously.
5. Approval of Agenda – Commissioner Pack made a motion to approve the agenda, seconded by Commissioner Walker and the motion carried unanimously.
6. Polk County Soil & Water Conservation District Certificate of Appreciation for Polk County Government – Lynn Sprague, Agricultural Economic Development Director, and Richard Smith, Polk Soil & Water District Chair, presented the certificate.
7. Tax Refund Request – Melissa Bowlin, Tax Collector, presented the June and July refund requests. Vice-Chair McDermott made a motion to approve the June and July tax refund requests, seconded by Commissioner Walker and the motion carried unanimously.
8. Polk County Community Health & Wellness Center Maintenance of Effort Funds – Jim Nagi, Director, presented the request for \$74,981 to help support the facility. County Manager Whitson said the correct amount is \$74,991. Commissioner Walker made a motion to approve the \$74,991 maintenance of effort funds for the Polk County Community Health and Wellness Center, seconded by Vice-Chair McDermott and the motion carried unanimously.
9. Brownfields Grant Information – Stu Ryman and Chris Gilbert of Altamont Environmental were in attendance. Mr. Ryman gave a PowerPoint presentation, and a copy is on file with these minutes. Mr. Ryman said that in order to protect itself from liability, at a minimum the County needs to have a Phase 1 Environmental

Site Assessment conducted and an eligibility agreement with the State in place before taking title to any commercial property. He also said various brownfield assessment grants may be available to assist the County with site assessments.

10. NCACC 2011-2012 County Property Tax Rates - Vice-Chair McDermott asked that this item be put on the agenda. John Bridgers, Tax Assessor, outlined the methodology used by the State to ascertain the effective tax rate for each County. The methodology employs stratified random samplings of valid sales in determining sales ratios. Commissioner Pack questioned the accuracy of using a stratified random sampling of sales, instead of including all valid sales, in determining the sales ratio. He pointed out that the Polk County sales ratio for July 2011 determined using the stratified random sampling method (93%) was less than the sales ratio which included all valid sales (1.03%), and emphasized the significance of this 10% disparity. Mr. Bridgers said the methodology is set by the State, and the County has no control over how the tax ratio is determined. Regarding property values, Mr. Bridgers said it is a State mandate that revaluations - which cost Polk County approximately \$455,000 - occur every eight years. Should a revaluation result in a reduced tax base, Mr. Bridgers said the tax rate would have to be increased in order for the County to be revenue neutral.
11. North Carolina Governor's Highway Safety Program – Sheriff Donald Hill announced that his department has been awarded funding for a full-time traffic enforcement officer. The officer will be involved in traffic enforcement as well as educational programs at our local schools. The cost to the County for the officer's position will be minimal the first year, 30% the second year, and 50% the third year. The County will pay 100% of the cost after the third year, but it is hoped the program will pay for itself in the future through drug seizure money. Commissioner Owens made a motion to approve the resolution for the North Carolina Governor's Highway Safety Program, and to approve Budget Amendment #3 to increase revenue and expense for the grant, seconded by Vice-Chair McDermott and the motion carried unanimously.
12. Sheriff's Department K-9 – Sheriff Donald Hill requested that a Labrador Retriever be retired to its handler. Commissioner Pack made a motion to approve the retirement of the canine to its handler, seconded by Commissioner Owens and the motion carried unanimously.
13. NCACC Voting Delegate – Commissioner Owens made a motion to elect Ray Gasperson as the NCACC voting delegate for the 2011 NCACC Annual Conference Caucus, seconded by Commissioner Walker and the motion carried unanimously.
14. DSS Building Update – Commissioner Pack asked that this item be placed on the agenda. Steve Jones, Building Inspector, John Kappers, ADW Architects' Director of Construction Administration, and John Campbell, Able Constructors' Project Superintendent, were present to answer questions. Mr. Jones said the issues with

the building, while numerous, have all been taken care of to his satisfaction. Mr. Kappers said the roofing problem resulted from the subcontractor's lack of performance and has been rectified. Commissioner Pack expressed concern regarding the overall quality of the building given the number, and often simple nature, of issues associated with this project, such as welding over-penetration, the use of residential grade Tyvek instead of commercial grade, and incorrectly installed window seal flashing. Mr. Campbell explained that the roofing issue was caused by the subcontractor's failure to include certain components of the roofing system in the scope of work submittal for the roofing system bid; the situation has been remedied at no additional cost to the County. He said the roofing system installer did a very good job, and he is confident the roof has been properly installed. Mr. Campbell also said that all issues have been identified and addressed, and the building is being built per the plans and per the specs.

Chair Gasperson said he is convinced everything is 100% at this point, and the County will have a building that will last 50+ years. County Manager Whitson confirmed that correction of the aforementioned issues have not cost the County additional money. Chair Gasperson said the building project has had excellent oversight, and nobody can complain about there not being transparency in reporting. Commissioner Pack commended all those involved in the oversight of this project.

15. Military Portraits – Commissioner Walker made a motion to approve the advertisement of a request for proposal for a portrait of Bryant Womack for the Womack building, and a portrait of Howard Greene for the new DSS building, seconded by Vice-Chair McDermott and the motion carried unanimously.
16. Budget Amendment – Vice-Chair McDermott made a motion to approve BA #2 in the amount of \$8,924 to increase revenue and expense for grant funds received last year but not spent, seconded by Commissioner Walker and the motion carried unanimously.
17. Manager's Report – 1) Commissioner Pack made a motion to declare a speed radar trailer and three Ford Crown Victorias surplus, with the stipulation that the 2001 Ford Crown Victoria be given to the Polk County School System, seconded by Commissioner Owens and the motion carried unanimously. 2) Commissioner Owens made a motion that a detention position be moved from a Grade 16 to a Grade 18, seconded by Vice-Chair McDermott and the motion carried unanimously.
18. Volunteer Boards for Vote – Sandra Bright was appointed to the Social Services Board by unanimous vote.
19. Volunteer Boards for Review – Applications for the Appearance Commission, the Columbus Fire Tax Commission, and the Transportation Advisory Board were reviewed.
20. Citizen Comments on Non-Agenda Items – There were no citizen comments.

21. Commissioner Comments – The Commissioners all thanked everyone for coming out.
22. Adjournment – Commissioner Owens made a motion to adjourn the meeting, seconded by Commissioner Walker and the motion carried unanimously.

ATTEST:

POLK COUNTY BOARD  
OF COMMISSIONERS

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Beth Fehrmann  
Clerk to the Board

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Ray Gasperson  
Chair