POLK COUNTY BOARD OF COMMISSIONERS
Public Hearing and Regular Meeting
August 21, 2023 - 5:00 PM
R. Jay Foster Hall of Justice - Womack Building
Columbus, NC
MINUTES

PRESENT: Chairman Melton, Vice-Chairman Yoder, Commissioner Beiler, Commissioner Moore, and Commissioner Overholt. Also in attendance were Manager Pittman, Attorney Berg, Clerk to the Board Tipton, media, and citizens.

1. Public Hearing

   A. Call to Order the Public Hearing - Chairman Melton. The purpose of the public hearing was to receive public comment on the proposed Zoning Ordinance Amendments. The public hearing was properly advertised. A copy of the draft amendments were available for review on the County website, www.polknc.org, or in the County Manager's Office located at 40 Courthouse St., Columbus.

   Cathy Ruth gave a presentation explaining the draft changes.

   B. Citizen Comments.

   There were five citizen comments.

   C. Adjourn Public Hearing.

   Commissioner Moore moved to adjourn, seconded by Vice-Chairman Yoder and the motion carried unanimously.

2. Call to Order the Regular Meeting - Chairman Melton.

3. Invocation - Chairman Melton.

4. Pledge of Allegiance - Commissioner Moore.

5. Approval of Agenda

   A. Items may be added or removed at this time.

   Vice-Chairman Yoder moved to approve the agenda as written, seconded by Commissioner Overholt and the motion carried unanimously.

6. Consent Agenda - Motion to approve the Consent Agenda.

   A. Approval of July 21, 2023 Work Session and Regular Meeting Minutes.

   B. Vaya Health Quarterly Financial Reports for the period ending June 30, 2023.

C. Tax Refund Requests in the amount of $30,845.75.

D. Approve the budget amendment to appropriate fund balance for Phase II of the Solid Waste Soil Erosion and Sedimentation Control Project (SE&SC) in the amount of $371,559. (Project approved at the 12.19.2022 BOC Meeting)

E. Approval of North Carolina Department of Cultural Resources, Records Retention and Disposition Schedule for Public Transportation Systems and Authorities.

F. Sheriffs Department Monthly Activity Report for July 2023.

G. Approve the budget amendment in the amount of $65,000 and the Amended Project Budget Ordinance to finalize the Board of Elections Renovation Project.

H. Approve Purchase Order request for Republic Services, Inc. by the Polk County Landfill in the amount of $1.2 million for trash hauling and disposal.

Commissioner Beiler moved to approve the Consent Agenda, seconded by Commissioner Moore and the motion carried unanimously.

7. Citizen Comments on Agenda Items.

There were none.

8. Polk County 911 Renovation Project Discussion - James R. Stumbo, President Stewart - Cooper - Newell Architects.

Mr. Stumbo, Principal Architect from Stewart, Cooper, and Newell Architects, proposed changing the project delivery method from the traditional design, bid, and build process to Construction Management at Risk (CMAR). He explained that under the CMAR approach, the focus shifts from selecting the lowest responsible bid to choosing the best-qualified contractor for the project. This change aims to enhance collaboration between the design team, CMAR, and the owner to ensure project specifications align with the budget. The CMAR commits to completing the project within a Guaranteed Maximum Price (GMP), reducing the risk of budget overruns. Mr. Stumbo noted that this change in the project delivery method would not impact the project's timeline of construction scheduled for completion in 2024. He said if the Board approves, a Request for Qualifications (RFQ) for the 911 Communications Center Renovation Project would be advertised and accepted until 3:00 pm on September 19th. Then the selection process will begin to choose a qualified CMAR for the project, which he will bring back for the Board to approve.
The consensus of the Board was to proceed with CMAR as a proactive approach to control the project and minimize potential issues.

9. Polk County Zoning Ordinance Amendments - Cathy Ruth, Planning/Economic

Development Director.

The Board deliberated the amended Zoning Ordinance, specifically outdoor shooting ranges in the Multiple Use and Family Farm Zoning Districts. Vice-Chairman Yoder requested the Planning Board look at recreational vehicles and residential vacation rentals and their permitted uses, because these are affecting affordable housing in the county. The Board concurred and asked for the information to be brought back before the Board in the next six months.

Commissioner Overholt moved to request the written recommendation of the Planning Board regarding Plan Consistency be made a part of the record of this proceeding. The Board of Commissioners find that the Zoning Ordinance text amendment is consistent with the 20/20 Vision Comprehensive Plan, adopted March 15, 2010, amended September 18, 2017, as indicated in the Planning Board's written recommendation. I further move to adopt the text amendments to the Zoning Ordinance effective this day, August 21, 2023, seconded by Commissioner Moore and the motion carried unanimously.

10. Acceptance of the bid received in the amount of $13,100 for surplus property further described as Polk County Parcel P116-123 located on Rambling Creek Dr., Tryon. (An invitation for upset bid was advertised and none received) - Attorney Berg.

Attorney Berg presented the information.

Commissioner Overholt moved to accept the bid in the amount of $13,100, direct the County Attorney to prepare the deed, and to autthorize the County Manager to execute the deed on behalf of the County, seconded by Commissioner Beiler and the motion carried unanimously.

11. Harmon Field Paving Project - Manager Pittman.

Manager Pittman said he was approached by Tryon Town Manager, Jim Fatland, and asked to match their participation in a paving project for Harmon Field in lieu of a tax increase for the Harmon Field Tax District.

Commissioner Moore moved to participate in the project and approve the budget ammendment in the amount of $68,650, seconded by Vice-Chairman Yoder and the motion carried unanimously.

12. Polk County GREAT Grant Project, Grantee Progress Report for 2nd Quarter 2023 - Manager Pittman.

Manager Pittman presented the quarterly update for the 2nd quarter 2023 for Charter Communications and Polk County GREAT Grant Project. He said the process is moving forward and will be bringing quarterly updates to the Board.

13. Citizen Comments on Non-Agenda Items.

There was one citizen comment on non-agenda items.

14. Volunteer Board Application(s)

A. Volunteer Board Applications for Consideration: Animal Cruelty Investigators - Evalynn Hyra, Taylor Lampert, Sarah McDonald, Margo Savage, Paula Spinale. Economic & Tourism Development Commission - Michael Kleiner. Fire Rescue Advisory Committee - Jeremy Gregg, Joshua Walton.

Vice-Chairman Yoder moved to approve the applicants as presented, seconded by Commissioner Overholt and the motion carried unanimously.

15. Chairman and Commissioner Comments.

The Commissioners collectively thanked the public for their comments and attendance.

16. Adjournment

Commissioner Beiler moved to adjourn, seconded by Vice-Chairman Yoder and the motion carried unanimously.

Attest:

POLK COUNTY BOARD OF COMMISSIONERS

Kristy A. Tipton

Kristy A Tipton
Clerk to the Board

Tommy W. Melton

Tommy W. Melton
Chairman