POLK COUNTY BOARD OF COMMISSIONERS
Public Hearings & Regular Meeting
August 17, 2026 - 5:00 PM
Bryant H. Womack Justice & Administration Building
40 Courthouse Street Columbus, NC 28722
MINUTES

Present: Chairman Yoder, Vice-Chairman Moore, Commissioner Beiler, Commissioner Melton, and Commissioner Hargett. Also in attendance were County Manager Pittman, Attorney Berg, Clerk to the Board Freeman, and citizens.

1. Public Hearing

A. Call to Order the Public Hearing - The purpose of this public hearing is to take public comment on the proposed text amendments to the Zoning Ordinance to allow the use of vacation rentals as a use in the permitted use table RE-5. (A copy of the current and proposed draft of the Zoning Ordinance was available for review online at https://www.polknc.gov/ordinances or in the County Manager's office and the notice was properly advertised in the Tryon Daily Bulletin.)

Cathy Ruth, Planning and Economic Development Director, said that the County received an application requesting a rezoning from the Residential Estate Five (RE-5) zoning district to allow short-term/vacation rentals. She explained that the Planning Board reviewed the application and determined that the requested rezoning *is* consistent with the 2020 Vision Comprehensive Plan; however, the Planning Board did *not* recommend approval of the rezoning request.

B. Citizen Comments

There were 21 citizen comments.

C. Adjourn Public Hearing

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

Chairman Yoder called a 5-minute recess.

2. Public Hearing

A. Call to Order the Public Hearing – The purpose of this public hearing is to receive public comment on an installment financing agreement for the Polk County Community Recreation Center in the principal amount not to exceed $12,000,000, plus interest thereon. (The notice was properly advertised in the Tryon Daily Bulletin).

Amy Vitner, First Tryon Advisors, explained that the County is considering an installment financing agreement for the Polk County Community Recreation Facility pursuant to G.S.

160A-20. She stated that, if approved, the financing agreement is not to exceed $12,000,000, plus interest thereon. Mrs. Vitner further explained that the County will conduct a bank RFP (Request for Proposals) process to obtain the lowest interest rate.

B. Citizen Comments

54 citizens spoke (40 in favor, 13 opposed).

Chairman Yoder requested that the 16 letters received in connection with the public hearing be entered into the record, bringing the total number of citizen comments received to 70, with 57 in favor and 13 opposed.

C. Adjourn Public Hearing

Commissioner Hargett moved to adjourn the public hearing, seconded by Commissioner Beiler, and the motion carried unanimously.

Chairman Yoder called a 5-minute recess.

3. Call to Order the Regular Meeting - Chairman Yoder

4. Invocation - Vice-Chairman Moore

5. Pledge of Allegiance - Commissioner Beiler

6. Approval of Agenda

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

Chairman Yoder requested to postpone items 9.C.,9.D., and 9.E. to the September 21, 2026, Regular Meeting.

7. Consent Agenda

Commissioner Beiler moved to postpone the requested items and approve the consent agenda, seconded by Commissioner Hargett, and the motion carried unanimously.

A. Approval of July 20, 2026, Regular Meeting Minutes.

B. Tax Refund Request in the amount of $35,977.96 for the month of July 2026.

C. Schedule a public hearing for proposed new road names to be considered on Monday, September 21, 2026, at 5:00 p.m. in the Bryant H. Womack Justice & Administration Building.

D. Community Recreation Center project ordinance amendment to reflect YMCA donations and grant funding for building/construction costs.

E. Resolution Authorizing DEQ Signatory Authority for the Polk County Community Recreation Center.

F. Purchase Order request for EMS Ambulance Remount which was approved in the 2026/2027 Fiscal Year Budget.

G. Approval of the Green Creek Fire Department Vehicle Donation to Polk County Emergency Management.

8. Citizen Comments on Agenda Items.

There were none.

9. Regular Agenda Items

A. Lake Adger Dam and Road Repair Bid Recommendation and Approval.

Manager Pittman explained that this item was regarding the construction of the access road to the Lake Adger Dam, which will be used during the dam repair project. He stated that, following a procurement process conducted in accordance with applicable requirements, Odom Engineering, PLLC recommended Tennoca Construction as the lowest responsible bidder.

Vice-Chairman Moore moved to accept Tennoca Construction as the lowest responsible bidder and grant the County Manager signatory authority on all relevant documentation. The motion was seconded by Commissioner Beiler and carried unanimously.

B. Polk County Schools Public School Building Repair and Renovation Fund (PSBRRF) lottery requests.

Dr. Brandon Schweitzer, Operations Director, presented the PSBRRF lottery requests.

Commissioner Beiler moved to approve the lottery requests, seconded by Commissioner Hargett, and the motion carried unanimously.

~~C. Proclamation for Prisoners of War (POW) and Missing In Action (MIA) - Joyce Preston, President Polk County Memorial VFW Auxiliary to VFW Post #9116~~

~~D. Military Suicide Awareness Proclamation - Mike Collins, Polk County Memorial Auxiliary to VFW Post #9116.~~

~~E. Resolution in Remembrance of September 11, 2001 - Commander Terry Trelford, Polk County Memorial Auxiliary to VFW Post #9116.~~

F. Polk County Veterans Services Update.

Tim Helton, Veteran Services Officer, provided an update on the Veteran Services Office, including the services available to local veterans and their families. He

discussed the significant economic impact of veterans in Polk County and said that he is working toward his goal of increasing veterans' access to available benefits.

G. Consideration and approval of the proposed permitted use amendments to the Polk County Zoning Ordinance subsequent to the public hearing.

Commissioner Hargett moved to approve the proposed permitted use amendments to the Polk County Zoning Ordinance, seconded by Commissioner Melton. The motion failed,
2-3, with Commissioners Hargett, and Melton voting in favor, and Commissioners Yoder, Moore, and Beiler voting in opposition.

H. Consideration and approval of an Installment Financing Agreement for the Polk County Community Recreation Center subsequent to the public hearing.

Commissioner Beiler moved to approve the Installment Financing Agreement for the Polk County Community Recreation Center, seconded by Vice-Chairman Moore. The motion passed unanimously, with Commissioner Hargett abstaining. The abstention was recorded as an affirmative vote pursuant to the Board's Rules of Procedure.

I. Polk County Community Recreation Center - YMCA Update

I. Introduction of Trey Oakley, President/CEO of the YMCA of Greater Spartanburg.

II. Polk County/YMCA Memorandum of Understanding (MOU) – Trey Oakley

Vice-Chairman Moore moved to approve the Polk County/YMCA MOU, seconded by Commissioner Melton. The motion passed unanimously, with Commissioner Hargett abstaining. The abstention was recorded as an affirmative vote pursuant to the Board's Rules of Procedure.

III. Polk County/St. Luke's Inc. Memorandum of Understanding (MOU) - Bill Miller, St. Luke's Board of Trustees Chair

Vice-Chairman Moore moved to approve the Polk County/St. Luke's Inc. MOU, seconded by Commissioner Beiler, and the motion carried unanimously.

10. Citizen Comments on Non-Agenda Items.

There were none.

11. Volunteer Board Applications

A. Fire Rescue Advisory Committee (FRAC) - There are three vacancies and two applicants; Derrick Overholt, and George Ledbetter.

Commissioner Hargett moved to appoint Derrick Overholt, and George Ledbetter to the Fire Rescue Advisory Committee, seconded by Commissioner Beiler, and the motion carried unanimously.

B. Juvenile Crime Prevention Council (JCPC) - There are seven vacancies and one applicant; Brenden Belluardo.

Vice-Chairman Moore moved to appoint Brenden Belluardo to the Juvenile Crime Prevention Council, seconded by Commissioner Hargett, and the motion carried unanimously.

12. Commissioner Comments.

The Commissioners thanked everyone who attended the meeting

13. Adjournment

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

ATTEST:

Kennedy Freeman
Clerk to the Board

POLK COUNTY BOARD OF COMMISSIONERS

Myron Yoder
Chairman