POLK COUNTY BOARD OF COMMISSIONERS
Regular Meeting
May 19, 2025 - 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 Manager Pittman, Attorney Berg, Clerk to the Board Freeman, media and citizens.

1. Call to Order the Regular Meeting - Chairman Yoder.

2. Invocation - Vice-Chairman Moore.

3. Pledge of Allegiance - Commissioner Beiler

4. Approval of Agenda

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

   Commissioner Melton moved to approve the agenda, seconded by Commissioner Hargett, and the motion carried unanimously.

5. Consent Agenda

   Vice-Chairman Moore moved to approve the consent agenda, seconded by Commissioner Melton, and the motion carried unanimously.

   A. Approval of April 14, 2025, Regular Meeting, and May 12, 2025, Special Meeting Minutes.

   B. Schedule a Public Hearing for proposed new road names to be considered on Monday, June 16, 2025, at 5:00 p.m. in the Bryant H. Womack Justice & Administration Building.

   C. Reschedule the Public Hearing for proposed new road names to June 16, 2025, at 5:00 p.m. in the Bryant H. Womack Justice and Administration Building due to publication requirements.

   D. Declare one Health and Human Services (HHSA) vehicle surplus to be sold electronically by public auction. Asset details attached.

   E. Proclamation to Declare May 18, 2025–May 25, 2025, as Emergency Medical Services Week.

6. Citizen Comments on Agenda Items.

   There were 13 citizen comments.

7. Regular Agenda Items

A. Schedule a public hearing to review and discuss approval of text amendments to the Zoning Ordinance on June 16, 2025, at 5:00 p.m. in the Bryant H. Womack Justice and Administration Building, 40 Courthouse Street, Columbus, NC. (A copy of the current Zoning Ordinance is available to review online at https://www.polknc.gov/ordinances.php or in the County Manager's office.

Cathy Ruth, Planning and Economic Development Director, explained that there was a request from a citizen to include vacation rentals as a use in the permitted use table RE-5 (Hunting Country area). She requested a public hearing to be scheduled to review the text amendments.

Commissioner Melton moved to schedule the public hearing for June 16, 2025, at 5:00 p.m., seconded by Vice-Chairman Moore, and the motion carried unanimously.

B. North Carolina Department of Transportation (NCDOT) Bridge Replacement Appraisal and Offer - Nathan Clapsaddle, NCDOT Right of Way Agent.

Mr. Clapsaddle explained the appraisal and offer for the replacement of Bridge No. 37 on NC-9, over the Green River. He said that in order to begin the replacement they would need to acquire several easements, including a permanent right-of-way of 0.895 acres, a permanent drainage easement of 0.098 acres, a dual utility easement of 0.057 acres, a permanent utility easement of 0.017 acres, and a temporary construction easement of 0.237 acres. Mr. Clapsaddle further explained that NCDOT proposed an offer to Polk County totaling $37,525, which comprises $26,625 for the right-of-way, $4,600 for the permanent easements, $2,125 for the temporary easement, and $4,175 for associated improvements

Vice-Chairman Moore moved to approve the Bridge Replacement and Offer, seconded by Commissioner Beiler, and the motion carried unanimously.

C. Request for Approval of Reimbursement through the Public School Building Repair and Renovations Fund (PSBRRF) - Brandon Schweitzer, Polk County Schools Director of Operations.

Brandon Schweitzer, Director of Operations for Polk County Schools, said that Polk County Schools is seeking reimbursement for four significant capital improvement projects spread across multiple schools. These projects include the replacement of failed kitchen hoods at both Tryon Elementary and Polk Central Elementary Schools, a roof replacement on the annex structure at Tryon Elementary School, and the installation of a new fire monitoring system at Polk County High School. Dr. Schweitzer said that all funding for these projects will come from the repair renovations lottery fund.

Commissioner Hargett moved to approve the PSBRRF Reimbusement, seconded by Commissioner Melton, and the motion carried unanimously.

D. Tax Refund Request Through April 30, 2025 in the Amount of $73,955.53 - Melissa O'Loughlin, Tax Administrator.

Melissa O'Loughlin, Tax Administrator, said that the majority of the refund is allocated to White Oak Manor. She explained that the refund was so large due to the business having submitted a check to the county before selling its operations to another entity. Since White Oak Manor no longer holds any business personal assets or property, the county is required to issue a refund.

Commissioner Melton moved to approve the tax refund request, seconded by Vice-Chairman Moore, and the motion carried unanimously.

E. House Bill 765 Discussion - Attorney, Jana Berg, and Cathy Ruth, Planning and Economic Development Director.

Attorney Berg, and Cathy Ruth explained the potential impacts that House Bill 765 could have on Polk County.

F. Resolution for the opposition of House Bill 765 - Attorney Berg.

Attorney Berg read the following resolution for the Board's consideration:

"WHEREAS, the Polk County Board of Commissioners is dedicated to protecting the interests, well-being, and autonomy of the residents of Polk County; and

WHEREAS, House Bill 765 proposes legislative changes that would have a negative impact on local governance, financial stability, environmental integrity, and the overall quality of life in our county; and

WHEREAS, the Polk County Board of Commissioners strongly believes in the importance of local decision-making and the ability of local governments to craft policies tailored to the specific needs and priorities of their communities, free from undue state-level interference; and

WHEREAS, the passage of House Bill 765 would place unnecessary burdens on Polk County residents, potentially resulting in uncontrolled growth and development, lack of community input, and financial strain; and

WHEREAS, residents, business leaders, and community advocates within Polk County have expressed serious concerns regarding House Bill 765 and its ramifications, underscoring the widespread opposition among those who would be directly affected; and

WHEREAS, the Polk County Board of Commissioners calls upon state legislators to engage with local leaders to develop more equitable, practical, and community-centered legislative solutions;

NOW, THEREFORE, BE IT RESOLVED that the Polk County Board of Commissioners opposes House Bill 765 and urges members of the North Carolina General Assembly to reject this measure, recognizing its negative effects on local governance and community well-being."

Commissioner Hargett moved to adopt the resolution, seconded by Commissioner Melton, and the motion carried unanimously.

8. <u>Citizen Comments on Non-Agenda Items.</u>

There was one citizen comment.

9. Volunteer Board Applications

A. Board of Adjustment - There are two vacancies and one applicant; Teresa (Terri) Morrin.

Commissioner Melton moved to appoint the applicant as presented to the Board of Adjustment, seconded by Commissioner Beiler, and the motion carried unanimously.

B. Equalization and Review Board - There is one vacancy and two applicants; Teresa (Terri) Morrin, and Adrienne Reilly.

Vice Chairman Moore nominated Adrienne Riley to be appointed to the Equalization and Review Board.

Commissioner Beiler moved to appoint Adrienne Riley as presented to the Equalization and Review Board, seconded by Commissioner Melton, and the motion carried unanimously.

Chairman Yoder said that Melissa O'Loughlin, Tax Administrator, and overseer of the Equalization and Review Board requested that the Board of Commissioners appoint Teresa (Terri) Morrin to the Equalization and Review Board as an At-Large Alternate.

Commissioner Beiler moved to appoint Teresa (Terri) Morrin to the Equalization and Review Board as an At-Large Alternate, seconded by Vice-Chairman Moore, and the motion carried unanimously.

C. Green Creek Fire District Tax Commission - There are three vacancies and two applicants; Randy Ingle, and Andrew Roddy.

Commissioner Beiler moved to present the applicants as presented, seconded by Commissioner Melton, and the motion carried unanimously.

D. Sunny View Fire District Tax Commission - There are three vacancies and three applicants; David Bradley, Marshall McGuinn, and Harold Odell.

Vice-Chairman Moore moved to appoint the applicants as presented, seconded by Commissioner Melton, and the motion carried unanimously.

E. Tryon Fire District Tax Commission - There are three vacancies and two applicants; Dalton Putnam, and Joshua Walton.

Manager Pittman explained that Joshua Walton is currently a member of the Fire and Rescue Advisory Committee (FRAC), and his appointment to the Tryon Fire District Tax Commission would create a conflict of interest. Mr. Walton made the decision to withdraw his name from consideration for the position, because he wanted to continue serving as a member of FRAC.

Commissioner Melton moved to appoint Dalton Putnam as presented to the Tryon Fire District Tax Commission, seconded by Commissioner Hargett, and the

motion carried unanimously.

10. Commissioner Comments.

    The Commissioners collectively thanked everyone in attendance.

11. Adjournment

    Commissioner Melton moved to adjourn the regular meeting, seconded by Commissioner Beiler, and the motion carried unanimously.

Attest:	POLK COUNTY BOARD OF COMMISSIONERS
_____	_____
Kennedy E Freeman Clerk to the Board	Myron Yoder Chairman