

Ryan D. Whitson
County Manager

Michael Egan, J.D., M.A.
County Attorney

Beth Fehrmann
Clerk to the Board
Assistant to County Manager



Ray D. Gasperson
Chair

Renée McDermott
Vice-Chair

Ted B. Owens
Commissioner

Tom E. Pack
Commissioner

Cindy Walker
Commissioner

POLK COUNTY
BOARD OF COMMISSIONERS' PUBLIC HEARING &
REGULAR MEETING
Monday, August 20, 2012, 3:00pm
R. Jay Foster Hall of Justice, Womack Building
Columbus, NC
AGENDA

- √1. Call to Order of the Public Hearing Concerning a Proposed Economic Development Incentive & The One North Carolina Fund Grant – Chair Gasperson. The purpose of the hearing is to receive public comment regarding a proposed economic development incentive offered by Polk County for a local manufacturing expansion as authorized under NCGS 158-7.1. The incentive offered will be a county investment of \$115,000.00 over a three year period. This incentive will be matched by a state One North Carolina Fund grant. Polk County has determined that the public benefits to be derived and received from the company include the creation of 23 new jobs. Polk County has also determined the value of such public benefit as calculated under NCGS 158-7.1 would be at least equal to the benefits provided. Notice for this public hearing was advertised in the *Tryon Daily Bulletin* on August 9, 2012. Libbie Johnson, ETDC Director, will be present to answer questions.
2. Citizen Comments
3. Commissioner Comments
4. Motion to Adjourn
5. Call to Order of the Regular Board of Commissioners' Meeting – Chair Gasperson
6. Invocation – Commissioner Pack
7. Pledge of Allegiance – Commissioner Walker
- √8. Approval of Minutes – Approval of the August 6, 2012, regular meeting minutes. Motion to approve. **Pages 18-21.**

9. Approval of Agenda – Items may be added or deleted at this time. Motion to approve.
- √10. Memorandum Regarding Requested Swap for Easements – County Manager Whitson will present the memorandum. Citizen comments. Motion to approve. **Pages 22-23.**
- √11. Economic Development Incentive & The One North Carolina Fund Application - For a local manufacturing expansion as authorized under NCGS 158-7.1. in the amount of \$115,000.00 over a three year period. This incentive will be matched by a state One North Carolina Fund grant. Motion to approve. **Pages 24-29.**
- √12. Close Out of Alexander's Ford Project – Ambrose Mills, Project Manager, will give the update. Citizen comments. **Pages 30-31.**
13. Plumbing Inspector of the Year for 2011-2012 – Steve Jones, Director of Inspections, was given this award by the NC Plumbing Inspectors Association at the NCPIA Conference in June.
- √14. Tax Collector July Refund Request – Melissa Bowlin, Tax Administrator, will present the request. Citizen comments. Motion to approve. **Page 32.**
- √15. Allrail, Inc./CDBG Resolutions & Contract – Teresa Spires, IPDC Grant Service Manager, will present the information. A) Resolution for Polk County for CDBG Funding for Allrail Small Business Entrepreneurial Assistance Grant, and for applicable CDBG program policies. Citizen comments. Motion to approve. B) Resolution for Polk County Procurement Plan – CDBG Program. Citizen comments. Motion to approve. C) Administrative Contract with IPDC. (Ms. Spires will provide copies of the contract at the meeting.) Citizen comments. Motion to approve. **Pages 33-46.**
- √16. Recreation Complex Tractor – Mickey Edwards, Maintenance Director, will present the quotes. Citizen comments. Motion to approve. **Pages 47-65.**
- √17. Town of Tryon/Jervey-Palmer Building Phase I Environmental Site Assessment Proposal – This item was tabled during the August 6, 2012, BOC meeting. Updates and additional information will be presented. Citizen comments. Motion to approve. **Pages 66-76.**
18. A Brief Historical Overview of Polk County Land Use Ordinances – Cathy Ruth, Planner, will give the presentation. Citizen comments.
- √19. Schedule a Public Hearing for An Ordinance Concerning Nature-Oriented Non-Motorized Outdoor Recreation; Providing a Definition; Amending the Polk County Zoning Ordinance to Authorize Nature-Oriented Non-Motorized Outdoor Recreation as a Permitted Use in the MU, HC, I, and FF Zoning Districts and as a Conditional Use in the AR, MR and NC Zoning Districts; Amending the Mountainside and Ridgeline Protection Ordinance for the Zoned Areas of Polk County to Provide an Exemption for Nature-Oriented Non-Motorized Outdoor Recreation – Cathy Ruth will present the ordinance. Citizen comments. Motion to approve. **Pages 77-82.**

- √ 20. Manager's Report – A) Proposal for Dam Failure Analysis (DFA) and Emergency Action Plan (EAP) for Turner Shoals Dam. Citizen comments. Motion to approve. B) Proposal for Supplemental Analysis to Spillway Design Flood (SDF) Evaluation for Turner Shoals Dam. Citizen comments. Motion to approve. **Pages 83-102.**
- √ 21. Budget Amendments – A) Budget Amendment #3, \$18,800 – To transfer the amounts from Capital Reserve escrowed for dam maintenance for the purpose of EAP & SDF proposals. Citizen comments. Motion to approve. B) Budget Amendment #7, \$39,934 – Difference of salary budgeted for Chief Deputy Greenway from Jail to Sheriff; difference of S. Scoggins salary who retired and replacement J. Smith to cover salary for new Jail Administrator hired through contracted labor with balance coming from Sheriff Capital. Citizen comments. Motion to approve. **Pages 103-106.**
- √ 22. Volunteer Boards for Vote - Animal Cruelty Investigators – 1 application, 2 vacancies; Juvenile Crime Prevention Council – 1 application, 1 regular vacancy; Mental Health Advisory Board – 1 application, 1 regular vacancy; Social Services Board – 1 application, 1 regular vacancy. Citizen comments. Motion to approve. **Pages 107-110.**
- √ 23. Volunteer Boards for Review – Economic & Tourism Development Commission – 3 applications, 5 vacancies. **Pages 111-113.**
24. Citizen Comments on Non-Agenda Items
25. Commissioner Comments
26. Adjournment - Motion to adjourn.

√ *Indicates information is included in the agenda packet.*