Attachment D:

Individual Discussion Item - Polk County

NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

BRADFORD B. BRINER
STATE TREASURER OF NORTH CAROLINA

STATE AND LOCAL GOVERNMENT FINANCE DIVISION
AND THE LOCAL GOVERNMENT COMMISSION

DENISE H. CANADA
DIVISION DIRECTOR

LGC Staff Analysis For: **POLK COUNTY**

PAR Amount Not to Exceed: $12,000,000

Financing Type: Installment Financing Contract

Purpose and Type: General Government, Parks & Recreation

Project Description: Proceeds will be used to construct a new community center which will be operated by the YMCA of Greater Spartanburg under the terms of a lease agreement.

Statutory Reference: G.S. 160A-20

Last Request to Borrow: 04/2021; IFC; $6,200,000

FPICs: Yes - Not Material
UAL Contract: N/A
Debt Management: Information from the Unit shows that debt management procedures and policies are good, or that reasonable assurances have been given that its debt will henceforth be managed in strict compliance with law.

Proposed contract or bond issue is necessary or expedient: Based on a 2022 survey, 80% of respondents said they would be likely to join the YMCA if a community center were built in the County. The YMCA will support the community's public health and recreational needs.

Proposed amount is adequate and not excessive: GMP is in hand. Costs are known and defined.

Feasibility: Debt service will be paid through property tax revenues.

Tax Increase Anticipated: Yes **Rate Increase Anticipated:** N/A
Additional Information (as applicable): Tax rate increase of $0.02 was implemented in FY 2026.

Public Hearing: 8/17/2026 **TEFRA Hearing:** N/A

Interest Rate Assumptions *(GO Bonds Only)*: N/A

Terms

Lender/Purchaser/Bank: Webster Bank
Interest Rate: 5.185%
Term: 20 years
Payment: Annual principal; semi-annual interest
Structure and Term: Level principal
Final Maturity: 1/1/2047
Other: N/A

Marketability

Moody's: N/A **S&P:** N/A **Fitch:** N/A **Kroll:** N/A

Other: N/A

Financing Team

Role	Name	Additional Party Role	Additional Party Name
Municipal Advisor	First Tryon Advisors		
Underwriter/Senior Manager			
Lender/Purchaser/Bank	Webster Public Finance Corporation	**Bank's Counsel**	Gilmore & Bell
Underwriter's Counsel			
Bond Counsel	Womble Bond Dickinson (US) LLP		
Purchaser's Counsel			
Trustee			
Trustee's Counsel			

Amount Not to Exceed: $12,000,000

Sources	Amount
Loan Proceeds	$12,000,000
Available Cash	$590,394
Donations	$6,000,000
Total	**$18,590,394**

Uses	Amount
Construction Cost	$16,064,869
Engineering or Architectural Fees	$925,625
Legal and Fiscal Costs	$75,000
Testing & Inspections	$109,900
Furniture, Fixtures & Equipment	$610,000
Contingency	$805,000
Total	**$18,590,394**

PUBLIC COMMENTS POLK COUNTY COMMUNITY CENTER – YMCA FINANCING MATTER ITEM FOR THE NOVEMBER 3, 2026 LGC MEETING

SUMMARY

The following pages contain eighty-one (81) public comments related to the Polk County Community Center – YMCA financing matter agenda item received through Sunday October 25, 2026 via the Public Participation online form. These comments are being provided pursuant to the Policy on Public Participation in LGC Meetings (Policy).

Any additional comments received prior to 11:59 p.m. on Monday, November 2, 2026 will be distributed by email to all members of the Local Government Commission ("Commission") and to Polk County staff prior to the start of the November 3, 2026 LGC meeting.

Please note with respect to the public comments included here:

- the comments may or may not relate to the statutory findings required to be made by the Commission for approval of the item;
- anonymous comments were not included in the packet (pursuant to the Policy);
- exact duplicate comments submitted by the same commenter have been omitted, resulting in only one comment of a duplicate set being included;
- this packet includes comments submitted both against and in support of a favorable vote on the Polk County agenda item.

PUBLIC COMMENTS SUBMITTED REGARDING POLK COUNTY COMMUNITY CENTER – YMCA FINANCING MATTER

NOVEMBER 3, 2026 LGC MEETING

#	User Name	Date Submitted	Comments
1.	Richard Stich	6/28/2026 10:09	I wish to comment regarding the Polk County YMCA construction project. I do not believe the county needs or can afford to construct a nearly $50MM YMCA, and provide all interior and exterior maintenance with all revenues going to the Spartanburg YMCA. I am a member of target market (over 55, retired with no children at home) and I do not plan to join it. The project will elevate our property taxes considerably over time. Polk County needs public school building upgrades that require considerable county funds to do. I would much rather support the schools and children of the county with my tax dollars than finance a superfluous recreational building. It is my understanding that a small county survey, for which the results have been published, that 60%+ of the survey respondents did not want to increase taxes to pay for the project. Please listen and reject funding this albatross.
2.	Thomas and Sara Weaver	6/28/2026 10:48	Subject: Formal Opposition to the Proposed YMCA – Fiscal Irresponsibility and Ignored Data We formally oppose the advancement of the proposed YMCA in Columbus, NC. This decision is based on clear financial risks, a lack of democratic process, and the Board's disregard for objective data. 1. Disregard for Feasibility and Survey Data - All evidence from surveys, feasibility studies, and hired consultants clearly shows that Polk County cannot and will not support a YMCA. Despite previous studies indicating insufficient market demand, the Board is ignoring these findings. Proceeding against the advice of professional consultants and the data derived from community surveys is negligent. 2. A Pattern of Irresponsible Attempts - This represents the third attempt by elected officials to force this project upon the community. The persistence in pushing this agenda, despite previous failures to gain traction, demonstrates a disconnect between the leadership and the residents they serve.

#	User Name	Date Submitted	Comments
			3. Coercive Funding and Lack of Mandate - This current attempt is being funded via forced donations and our taxes, which is completely irresponsible. There has been no voter referendum to approve the necessary property tax increases. A project of this magnitude—estimated at $50 million with no final construction cost—requires direct voter approval, not a unilateral decision by the Polk Co. BOC. 4. Ideological Overreach - We do NOT have a socialist government in Polk County, yet the Board of Commissioners' decisions and policies regarding this facility would say otherwise. Using public tax revenue to fund a facility that should rely on private membership and community support violates the principles of limited government and fiscal conservatism that our county stands for. 5. Lack of Transparency Despite claims by the Board of Commissioners that the process is transparent, there is a distinct lack of accounting transparency regarding long-term operational liabilities and the specific breakdown of public vs. private funding. We urge the LGC to halt all planning and development of the Polk Co. YMCA immediately. Do not advance this $50 million project without a vote from the people who must pay for it and that the data says we cannot financially support.
3.	Colleen Stich	6/28/2026 11:30	I am among the large retirement population of Polk county .I would like to address the building of the YMCA in Polk County. Not only do we not need this albatross around our necks, we do not need the burden of paying for it. We are not a rich county, this will most definitely require tax increases and will definitely effect our citizens on fixed incomes. Also, my husband, Rick Stich, is a member of the Polk County School Board. He was recently involved in an inspection and evaluation of the schools in the county. The millions of dollars tied to supporting the YMCA could better be used to bring our schools up to code.
4.	C Perri	6/28/2026 16:13	~ Polk County commitment - financial and otherwise, to proposed YMCA YMCA The Need / The Cost / The Liability / The Ultimate Legacy

#	User Name	Date Submitted	Comments
			I've heard arguments FOR the proposed YMCA from everything that it will give kids something to do / somewhere to go; to it will prevent suicides. My questions / concerns are many, but here are just a few: What happens when enough money is not there to maintain this? (think Charlotte, Longmont CO & the Alief YMCA in Houston, just to name a few) Will property taxes be refunded for the suddenly empty building / missing supposed services? Who maintains an empty building if this venture does not succeed? At $50–$80/month for a typical adult membership, it is three to five times more expensive than Planet Fitness for basic gym access yet generally lacks the modern aesthetics and technology of premium competitors. Most "Seniors" have access to Silver Sneakers and will chose that. Has anyone thought about or addressed, in hard numbers, what impact this Y will have on our local, family-run gyms? Given that this "need" likely takes in Rutherford, Clevland, McDowell, will property taxes be increased in all of the surrounding counties or only Polk? And has anyone thought to address what happens the next time we have an issue like COVID and a governor like Cooper? - Article from not so long ago: https://www.citizen-times.com/story/news/local/2020/05/18/answer-man-ymca-wnc-dues-down-how-much/5202440002/ If you go to any YMCA article it will mention many of the services it offers including housing formerly homeless families, and welcoming refugees. Have these two topics been addressed at length? What about the hot button items like co-ed bathrooms? Given that many YMCA's depend on some type of Federal funding (grants including) and once those funds dry up, so does the Y in many instances; how much time has been spent on the impact of hopefully a smaller Federal government footprint and lower or capped property taxes coming from the state of NC? The YMCA's strategic position is paradoxical @ best. Just look at many of the balance sheets of local chapters. When you propose an outlay of this much money from taxpayers Why not make it a ballot measure? Surely you don't Invision an abandoned, run down building a couple of decades from now that says here lies is the ill-thought-out brainchild of our local Republicans.

#	User Name	Date Submitted	Comments
			Lastly, there seems to be to be an equal level of opposition as there is for support, but the issue requires money from everyone, so, it might be best to take a deep breath and give this more deliberation. Just a suggestion.
5.	Corey W. Rapp	6/28/2026 17:02	To: NC Treasurer, Local Government Committee Re: YMCA building project in Polk County, NC From: Corey W. and Diane Rapp 330 Dublin Lane, NC 98722 757-358-0606 LGC members, I am the Property Owners Association President of the Shamrock Forest subdivision. When it was determined that the Polk County Board of Commissioners (BOC) were going ahead with the building proposal of a YMCA project without public support, I decided to conduct a survey of the homeowners. Currently there are 31 homes built, dating back to 2012, and when I asked "Are you in favor of building a YMCA, and would you fund the building cost with an increase in your property taxes?" the response was a unanimous "NO". In 2022 a County survey regarding the YMCA project was conducted and question #7 asked, "Would you be willing to support the building of a YMCA with a donation?" and 62% of the respondents answered "NO". Over the years, the Polk County tax payers have shown that they are not supportive of the YMCA project, yet the BOC refuses to listen and/or be transparent regarding their decision making process. Our U. S. House of Representatives, both Chuck Edwards and Tim Moore, and Jake Johnson, our State House Representative, have not been able to secure any funding for the YMCA project. It is estimated the building will cost 40 to 50 million dollars, and the Polk County tax payers should not be forced to fund a non-essential project. The BOC have chosen not to have a referendum on the issue and many tax payers are wondering why. The premise of the project is for the Polk County tax payers to build and maintain the building, and that an out-of-state YMCA organization would rent the facility and be responsible for the various recreational programs. Question, is this a reasonable financial partnership for Polk County tax payers? To compound the costs, the residents of Polk County would be required to pay a membership fee in order to use the facility. Statistically, our community is not large

#	User Name	Date Submitted	Comments
			enough to support financially the YMCA programs, and there is considerable doubt as to whether the YMCA would survive. On behalf of the Polk County tax payers, could the Local Government Committee review and analyze the BOC financial loan arrangements and debt service required to fund the YMCA project. Is a YMCA building a viable project for Polk County tax payers considering all of our immediate needs, such as school buildings and their maintenance? Thank you your help and assistance.
6.	Daryl Dennis	6/28/2026 20:39	Dear , BOC I am writing to formally complain about a clear violation of North Carolina's conflict of interest law. Commissioners Paul Beiler and Tommy Melton both serve on the Polk County YMCA Community Recreation Development Committee. Despite this, they participated in and voted on decisions to appropriate taxpayer funds to the YMCA, including a 2-cent property tax increase dedicated to this project. Under G.S. 14-234.3, a public official who serves as a director, officer, or governing board member of a nonprofit is prohibited from participating in making or administering any contract or award of money to that nonprofit. This includes voting or influencing decisions. These actions constitute a Class 1 misdemeanor. I respectfully request: An immediate investigation into all votes and deliberations involving these commissioners on YMCA funding. Review of meeting minutes and recordings to verify whether proper recusal occurred. Any votes tainted by this conflict be declared void. Thank you for your prompt attention to this serious matter of public trust. Sincerely, Talking points for meetings: Two commissioners had a legal duty to recuse under state conflict of interest law. Did they? The 2-cent tax increase will take nearly a decade to fund the county's share, locking up taxpayer money for years. Private donations already cover about a third of the project — why can't private funding cover

#	User Name	Date Submitted	Comments
			the rest? A recent survey showed over 60% of residents oppose using tax dollars. Why was that ignored? Taxpayers deserve transparency and a vote on major spending decisions like this. Additionally, the YMCA could pull out for lack of membership. Then what? There contribution , to my understanding will only by equipment. They can take that with them. I urge you to investigate this enormous expenditures in a small poor county. Thank you. Daryl Dennis Polk county TAX payer.
7.	Martha Halford	6/29/2026 8:00	The following statement is the speech I made to the Board of County Commissioners of Polk County on June 1, 2026 in its entirety. I ran out of time and could not finish but would greatly appreciate it to be heard. I am not a politician, just a retired schoolteacher with 35 years of service, who has had to be morally and fiscally responsible my entire life and expect the same form my local elected officials. I am here to speak out against the construction of the YMCA and its funding by forcing an unnecessary burden on the already overburdened taxpayers. The YMCA was originally intended to be funded by donations to the tune of $13,400,00, then via state funds secured by our Representative Jake Johnson. Both fell flat. If the county took out a loan to build the YMCA at this amount, it would cost $20,000,000 to upwards of $50,000,000 at a 4.5% interest rate. The burden of construction, not to mention the maintenance and operations of the facility would fall on us, the current and future Polk County taxpayers. Tim Moore's appropriations request over a year ago for a USDA rural grant to cover some of the construction costs has not yet been approved. These grants are for essential services, and we feel that a YMCA is definitely not essential! It was very disconcerting when you mentioned the fact that "you wanted the YMCA and you are going to get it" a couple of months ago., not to mention the fact that Paul Beiler, Tommy Melton, and Marche Pittman have been or are on the Polk County YMCA Development Board. That is a MAJOR conflict of interest. Ephesians 4:22 Paul under God's inspiration says… "That ye put off

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			concerning the former conversation the old man, which is corrupt according to the deceitful lusts;" This symbolizes a conscious rejection of past sinful behaviors and deceitful desires that lead to moral corruption In John 16:13, JESUS warns the disciples of what is to come and comforts them. "Howbeit when he, the Spirit of truth, is come, he will guide you into all truth" The Holy Spirit guides us into all truths, which are absolute! Your truth is not absolute , it is subjective, it is a description of deception and lies. Sure, you went about the procedure of voting in the YMCA in an open and legal way. However, you began this process (if I understood Bill Miller correctly) for the 3rd time during the height of Covid in the cloak of darkness. People were stressed, frustrated, fearful, and isolated. Many were in survival mode trying to learn a new way of life being forced to work from home while at the same time taking care of children, grandchildren, and older loved ones. Online church services became commonplace (praise the LORD that our church only did that for a couple of weeks). We focused on what was important to us…relying on the LORD and providing a living for our families. We trusted that you, our local, elected government officials had our best interests at heart. We feel that you misrepresented us and are still trying to do so. Why? On the YMCA feasibility survey fact sheet that you still distribute, you left out the most important question "Would you be willing to support the building of a YMCA with a donation?" Approximately 61% of those who responded said NO! Yet you believed that you could go ahead and push the issue because a high percentage stated that they had interest in an indoor pool, fitness center, indoor walking track, and in joining a YMCA family. I believe many never realized the cost of the burden that could be potentially placed on them. I have just discovered that no actual surveys were even mailed out, only postcards asking people to go online to make a response to the survey. They were also taped onto pizza boxes and distributed through local schools. If you know much about Polk County, you know that many regions do not have decent internet access which would have made it virtually impossible for many residents to complete the survey, even if they had wanted to do so. Out of a population of 17,879 people (7,916 households) only 3,000 surveys were completed. That's approximately ⅓ of the households or 17% of the people. Why was this not placed on a referendum to be voted on??? Jennifer Hargett, one of our County Commissioners, even made mention of that at last month's meeting. When pressured at May's meeting, you mentioned that the tax rate in Polk County decreased from approximately 53 cents to approximately 43 cents which included the 2 cent increase for the YMCA. You barely commented on the re-evaluation worth of our properties which

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			skyrocketed forcing some to pay up to double in taxes what we had in the previous year. Personally, my taxes had already risen considerably due to the fact that I live in close proximity to the Tryon International Equestrian Center, which made my property value rise even though I do not benefit whatsoever from this establishment. When the majority of people said that they would not donate to the building of a YMCA, what gave you the right to force a 2 cent tax??? In an email sent out to those who have used any of the current YMCA programs, it states that the facility will serve Polk County and nearby communities including Landrum, Campobelo, Inman , Chesnee, and the Lake Bowen area with a shared commitment. They don't help pay my taxes. It goes on to say that Polk County will retain ownership of the facility, with the YMCA serving as the operator managing day to day services and the facility itself providing safe, structured, and accessible programs that serve the entire community. Are we, the Polk County residents, not responsible or intelligent enough to manage our own affairs? If I understood you correctly at last month's meeting, Mr. Beiler, you stated that you felt we as a community owed it to you to provide a place for your children to enjoy and participate in extracurricular activities. I pray that is not what you meant. Where is your discernment? The Y professes to be a Christian focused organization with a strong religious heritage. Their core values are respect, responsibility, honesty, and caring. All sounds great doesn't it? They empower people and communities to learn, grow, and thrive by providing supportive and inclusive environments to nurture. The words religious and inclusive should cause any Christian to pause and reflect. As a Christian, we know that religion/the Law separates us from having a personal relationship with JESUS CHRIST. Just look at the Sadducees and the Pharisees and their high and lofty manmade rituals. We also know that we are not to be of this world. Matthew 7:14 in the Sermon on the Mount, JESUS addressed the disciples and the multitude… "Because strait is the gate, and narrow is the way, which leadeth unto life, and few there be that find it." Matthew 25:21 JESUS reminded us that those who are good stewards of the LORD's resources, through financial means, will be blessed. These resources are not for personal gain but for the benefit of others and the glory of GOD! I truly believe that the will of GOD is not in the YMCA project! We respectfully request at this time that you put forth a motion and vote to repeal the 2 cent tax to help fund the Polk County YMCA from FY 25-26 and remove it from the proposed FY 26-27 budget.

#	User Name	Date Submitted	Comments
8.	Joice Dementshuk	6/29/2026 11:21	I respectfully urge the LGC to REJECT Polk County's debt service approval request for the proposed YMCA/Polk County Community project ("YMCA") based on the following concerns: 1. Lack of Necessity A new YMCA is not a necessity for Polk County's population of approximately 20,000 residents. The county already offers a comprehensive network of services designed to meet the physical and mental health needs of the community, including: Existing YMCA-run programs and facilities. A parks & recreation department managing programs and trails. Harmon Field is a 36-acre park with a variety of recreational facilities. An active senior center with a rich weekly schedule, including the Meals on Wheels program. A robust school sports system with many after-school activities. Private fitness businesses offering affordable fitness classes and gyms. Polk County offers child care subsidies, and there are day care businesses available. Mental health services are also offered through various local organizations, and the County has a Department of Health. In fact, as a constituent, I feel privileged to have so many resources available to our community and me. Polk County has not sufficiently demonstrated that these existing resources are insufficient or that they cannot be expanded for future growth. In fact, Polk County is expected to grow very slightly over the next 20 years, at a very slow, mostly flat pace. The YMCA is deemed a non-essential program by the state, and therefore, no state funding is available. This is the first time in NC history that a County has imposed a tax increase to fund a YMCA, a non-essential project. 2. Inadequate Feasibility Study The feasibility studies conducted several years ago were limited to membership revenue and fundraising, failing to address total costs or long-term taxpayer obligations. Notably, when the initial survey proved the local Polk County population could not financially support the facility, the study was modified to include surrounding counties. Furthermore, over 60% of respondents indicated they would not contribute financially through donations, a detail that was not made public in the survey results. This shows "wanting" something is different than "needing" something. The lack of public participation in the YMCA committee meetings also raises significant transparency concerns since such meetings were not announced to the public. There is also concern regarding the independence and certification of the consultants used to justify this project. Specifically, one of the consultants has a revenue stream heavily tied to YMCA projects, which may present a conflict of interest. Regarding the second consultant, I have been

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			unable to find any records confirming the company's legitimacy. 3. Financial Risks and Lack of Democratic Process With rising construction, utility, and infrastructure costs, the total expenditure for this project could exceed $50 million. Approving this debt service commits constituents to a 20-year+ multi-million-dollar debt and potential tax increases without a definitive cap on long-term upkeep costs. Crucially, the public was denied the opportunity to vote on a General Obligation bond, which could offer lower interest rates. By avoiding a voting referendum, the Board of Commissioners has bypassed essential public oversight for a project of this magnitude. I urge you to carefully consider the points listed above, which highlight why this project is neither fiscally responsible for Polk County nor essential. Polk County constituency is calling for fair due process and the opportunity to vote on this project, which the board of commissioners has thus far declined. A vote will ensure the community is aligned with the decision-making process and prevent a disconnect regarding piecemeal approvals that lack a holistic view of total costs and future taxpayer obligations. Again, I respectfully request that the LGC REJECT this debt service approval request and encourage Polk County to put this project to a public voting referendum. Thank you for your time and consideration.
9.	Robin Wierzbicki	6/29/2026 17:32	To the North Carolina Local Government Commission regarding Polk County's application for debt approval to build a YMCA: I am a lifelong Polk County resident and taxpayer. I strongly urge the LGC to deny Polk County's request for debt approval for the proposed YMCA facility. The project fails to meet multiple statutory and fiscal criteria required under G.S. 159-52 and LGC guidelines, including affordability, transparency, demonstrated public need, and prudent fiscal management. Key Reasons for Denial: Blatant Misrepresentation of the 2022 Community Survey: The Board of Commissioners and official county fact sheets falsely claim strong public support for the project. In reality, Question

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			7 of the survey showed that 61.61% of respondents said no to using taxpayer dollars to build a YMCA. This deliberate misrepresentation misleads both citizens and the LGC, undermining the integrity of the entire application. Lack of Transparency and Premature Debt Commitments: The FY26-27 budget already includes over $2.5 million in debt service for a project that has no approved debt, no construction underway, and no guaranteed maximum price. Taxpayers have already spent more than $863,000 on the architect alone, with total related costs likely significantly higher, yet disclosure remains incomplete. Polk County taxpayers are already reeling from the 2025 property reevaluation, which dramatically increased assessed values across the county. Despite this higher tax base, the Board imposed an additional two-cent tax rate increase specifically to cover YMCA debt that has not yet been approved. That revenue was used to pay the architect earlier this year, and another tax rate increase is planned for FY26-27. Full agenda packets routinely disappear from the county website, and critical documents are only available for viewing in the County Manager's office. The entire process has been conducted with minimal public information: citizens do not know the amount of private donations raised, how much the YMCA Development Committee has spent, or the full extent of County Manager expenditures on the project. This lack of transparency is unacceptable for a multi-million-dollar taxpayer-backed initiative. Conflicts of Interest and Poor Governance: Multiple Polk County Commissioners and the County Manager serve on the YMCA Development Committee. This arrangement creates a clear conflict of interest under G.S. § 14-234.3, which prohibits public officials from participating in making or administering contracts (including appropriations of public funds) with nonprofits with which they are associated as directors, officers, or governing board members. The public official must recuse and record that recusal with the clerk; knowing violations constitute a Class 1 misdemeanor. This conflict exists regardless of how the YMCA Development Committee is characterized — (1) a volunteer board appointed by the BOC (as evidenced by a public appointment of members at a BOC meeting, though it has since been removed from the county's list of volunteer boards), (2) an advisory board to the Polk YMCA, or (3) a board directly appointed by the BOC.

#	User Name	Date Submitted	Comments
			Commissioner Paul Beiler, for example, serves on both the YMCA Development Committee and the Polk County Recreation Advisory Board — which is now operated by the Spartanburg YMCA. If this committee overlaps with or functions as the Recreation Advisory Board, the conflicts are compounded. If it is a BOC-appointed board, its bylaws and all meetings should be public, consistent with the original BOC minutes creating it. Further compounding these governance issues, the selected CMAR contractor (J.M. Cope) was chosen from five undisclosed bids and is a major sponsor of the YMCA of Greater Spartanburg. Non-residents also serve on taxpayer-funded committees, in apparent violation of local rules. Financial Unsustainability and National YMCA Trends: Projected costs have ballooned to $40–50 million or more — far exceeding the original $11.5 million capital campaign (initiated over three years ago), which raised less than $1 million publicly (exact amount unknown). After years of failed private fundraising attempts (2008, 2013, and 2021), the full burden for design, construction, and ongoing operations now falls on Polk County taxpayers. The YMCA of Greater Spartanburg would collect all membership revenue and is only responsible for staffing and programming. Nationally, YMCAs continue to face closures, Chapter 11 bankruptcies, and chronic financial losses. Adding an extravagant retractable roof over the indoor pool makes this project particularly unsustainable for a small rural county with a median age of 55 and 34% of residents over age 65. Ignored Citizen Input and Lack of Demonstrated Public Need: Citizens have delivered data-driven opposition at the last six Board of Commissioners meetings. Public comments on the June 15 budget hearing were disallowed even though a tax increase was on the agenda specifically for the YMCA. Support for the project has been limited, coming primarily from members of the YMCA Development Committee. Polk County already provides extensive parks, recreation facilities, trails, school and private sports programs, senior services, childcare support, and health resources. Three existing gyms serve the community. This non-essential project diverts critical funds from post-Hurricane Helene recovery, schools, and public safety — all without voter consent. Zoning and Legal Complications: The proposed site in the Town of Columbus requires Planning Board and Town Council approval amid pending litigation over ordinance violations. Current

#	User Name	Date Submitted	Comments
			drawings violate TND zoning standards. The proposed YMCA site in the Town of Columbus faces significant water infrastructure challenges, as the town has been deemed "distressed" by the state, with repair timelines already extended and substantial additional upgrades required to support the YMCA along with two adjoining proposed developments. Citizens are preparing legal action against the county for public records violations and misuse of public funds relating to the YMCA project. Polk County simply lacks the population base (approximately 20,500), donor support, and fiscal capacity to shoulder this burden. No comparable county has imposed such massive costs solely on taxpayers without their consent. Approving this debt would reward waste, fraud, and abuse of public resources. Thank you for safeguarding North Carolina taxpayers and upholding fiscal responsibility. Robin Wierzbicki Polk County Resident Saluda, NC
10.	Judy Comparetto	6/29/2026 17:36	Ladies and Gentlemen: Please reject this ill-conceived, expensive, unnecessary project. Please vote against funding it with loans. Polk County was unable to acquire a YMCA facility on its own. We had to piggyback with the Greater Spartanburg YMCA. We may own the building, but folks from South Carolina will be running the programs. That does not seem equitable or desirable, since the "programs" are the reason for the building. Additionally, Polk County does not have the money for the building. The County is being forced to BORROW the money. And who pays the County's bills and debts? The already overburdened taxpayers. If this project is approved, you will borrow more millions of dollars, further adding to the burden of us Polk taxpayers.

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			Why did you not fund the proposed YMCA with a Bond issue, the normal way to pay for large-ticket projects? Has there been a benefit/cost analysis done? Who ACTUALLY benefits? We taxpayers already know who pays the cost! Ladies and gentlemen, our Country is at war. Costs of everything are rising steeply. The amount of the loan in today's dollars will not be enough to cover future construction costs. If you cannot gather the strength to reject the YMCA project, please please table your vote on the loan, at least until the war is over and prices decrease. In your hearts, you know this is correct…you know this is the truth. Respectfully submitted, Judy Comparetto 1140 Warrior Drive Tryon, NC 28782
11.	Corey W. Rapp	7/27/2026 9:43	Local Government Committee Members July 27, 2026 Polk County (5174) In the near future your committee will be receiving a submittal from the Polk County Board of Commissioners (BOC) regarding the financial arrangements for funding a new YMCA building in Polk County. The 20 million dollar building project, promoted by the BOC, has raised many questions with the County taxpayers. The number one question is: Why are Polk County taxpayer dollars being spent to build and maintain a new building for the use of a nonprofit organization, the YMCA? The BOC has been asked numerous times at meetings to explain the rationale, but they have defiantly refused. Since 2019, when the idea of a YMCA was introduced for the third time, the taxpayers of Polk County have consistently voiced their opposition to financing a YMCA building. In 2022 a

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			survey was conducted to ascertain whether there was public support. The survey documented that 62% of the respondents would not donate to building a YMCA; but the BOC ignored their decision. The public suggested then (as they are requesting today) that a referendum on the issue be conducted, but the BOC refuses to initiate a referendum procedure. The public become very concerned upon learning that neither State nor Federal agencies would contribute to the YMCA project. After four years of seeking donations, the amount pledged is only a third of the estimated building cost. Therefore, the construction balance and all future building maintenance costs will be at the expense of the Polk County taxpayers. Why the BOC is creating this financial burden is yet to be explained. The Memorandum of Understanding (MOU) with the YMCA stipulates that Polk County will not receive a single dollar from profits garnered by the YMCA programs. Furthermore, the County residents will need to pay a membership fee to use the facilities. How these provisions benefit the residents of Polk County is beyond comprehension. The real concern is not just the new debt service, but rather, how can the taxpayer's money be better served? Polk County is very small and has many pressing needs. Some of the school buildings have an asset value of zero. Millions of dollars are needed to repairs buildings and HVAC systems, yet the BOC is willing to encumber the County with a new debt service for a nonessential building that only benefits the YMCA organization. At the last meeting, the BOC agenda announced "…a public hearing to be held during the August 17, 2026 Board of Commissioners' meeting, to review and discuss an installment financing agreement to finance a new community center." The BOC has identified the building project as the YMCA, the Polk County Recreation Center, and now the "new community center." Why would one building project be referenced by three different names? Is it intended to confuse the public? Members of the LGC, the manipulation by the Polk County BOC to create funding for the proposed YMCA building is appalling and should not be allowed to proceed. The residents of Polk County want answers to our questions before a new debt serve is approved. Can the LGC intercede on behalf of the Polk County taxpayers and resolve what appears to be a governmental

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			injustice? Thank you for your service, Corey W. and Diane Rapp 330 Dublin Lane Columbus, NC 28722 757-358-0606 coreywrapp@gmail.com
12.	Loren K Holbert	8/7/2026 16:45	Polk County Board of Commissioners will be coming before your commission this fall to request authorization to finance a county owned YMCA. This year the County Commissioners budgeted $1,000,000.00 to replenish the Polk County School systems fund balance. Their fund balance was critically low because the commissioners kept the school's budget requests lower than necessary to operate. The school system will be requesting a two-cent tax increase next year for the school system to operate. School system funding is essential (NC Statutes). The YMCA got a two-cent tax increase for this year while the schools struggle to meet maintenance requirements. I resent a non-essential YMCA being funded while the school system struggles with inadequate funding. I humbly request that the financing for the YMCA be denied. Sincerely, Loren K Holbert
13.	Amy Wilmoth	8/25/2026 20:35	I respectfully request that the LGC deny the application from Polk County NC Government to take out a $12,000,000 loan to help fund the building of a Polk County YMCA due to lack of funds, lack of transparency with the Polk County taxpayers, and lack of legally binding operational agreement with the Greater Spartanburg YMCA. To best explain my concerns, and concerns that citizens have been expressing at Commissioners meetings, through emails, and in person for months, I thought it best to just share my Public

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			Comments I gave during the August 17, 2026 Commissioners meeting. Here are those comments. I am speaking again today, as I have many times this year, in opposition of Polk County and the Commissioners using Polk County taxpayers' money to help fund the building of a Polk County YMCA (which in today's agenda is referenced as Community Recreation Center or Project). The County states in the PH-LGC document in today's Commissioners meeting agenda packet that: 1. Polk County does not have the funds in it's accounts to build this Polk County YMCA. 2. Polk County hasn't retired enough debt in the past fiscal year to put this on the ballot as a bond referendum so Polk County citizens are fully aware and ALL have the opportunity to vote. 3. Polk County is unsure that citizens would approve a bond to help fund the building of this Polk YMCA. Let me say, they do know the majority of Polk citizens would NOT vote to approve a bond because results of the County's YMCA feasibility study showed that over 60% of respondents would NOT support the building of a YMCA with private donations). 4. Polk County government and the Commissioners want this YMCA, and are fine with voting today to proceed with taking out a $12,000,000 loan and forcing Polk County taxpayers to pay that back, plus the interest, whether they want to or not. This $12,000,000 loan is over 63% of the hypothetical $19 million dollar budget the County says it will cost to build the YMCA. That's Polk County taxpayers footing over 63% of the bill, not including the loan interest, to build the Polk YMCA. The County has no way to pay for this other than Polk taxpayers money; private donations have fallen way short of expectations, and those donations collected so far are currently not in Polk County's accounts. If the County and Commissioners proceed with building the YMCA, they will put the County into further debt and saddle the Polk County taxpayers with paying the bill. The Memorandum of Understanding (MOU) that the County has also included in today's agenda packet, to get the $2M dollars of private donations from the Greater Spartanburg YMCA and the $3M dollars from St. Luke's Hospital, are not legally binding documents. I confirmed this when

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			using AI to better understand what MOUs are and how they work. Those new in attendance tonight should also be aware that the County and Commissioners approved,and have been collecting, a 2-cent tax as part of our Property Tax since July 2025. Last fiscal year the County collected right at $1 million dollars from us through this tax. That money, instead of being held in a debt service account to pay off the $12,000,000 loan, was moved out of that account upon Commissioners approval earlier this year, and was used to hire an architect and contractor for the project. The reason why is because the County had no other money to do so. Only our taxpayer dollars. None of this is right and it is not fiscally responsible. This is why I continue to be against this Polk County YMCA wholeheartedly. In addition to these comments, I would like to share an email of a citizen from today, Tuesday, August 25, 2026. With short notice, yesterday, Monday, August, 24, 2026 those on the Town of Columbus NC sunshine list received the email below about a possible quorum at a technical meeting about the YMCA and Commercial Property. As you will see below, the email was quite vague and very last minute. Several citizens and a couple of Columbus Planning Board members showed up today and were turned away with the explanation that it wasn't a public meeting, even though it was sent out to the sunshine list. Finally, one of the Columbus Planning Board members was allowed to stay to sit in on the meeting. This whole scernio of events adds to the citizens concerns about this project. Here is the email that went out from the Town of Columbus to the sunshine list. Then right after is the email that one of the citizens that was turned away sent with concerns to the County Commissioners, County Manager, Columbus Town Council, and Columbus Planning Board. From: Daisy Trejo <daisy@columbusnc.com> Sent: Monday, August 24, 2026 9:30 AM Subject: Notice of Possible Quorum – YMCA and Commercial Lot Technical Meeting Please be advised that a quorum of the Town Council and/or Planning Board may be present at the following:

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			Date: Tuesday, August 25, 2026 Time: 10:00 a.m. Location: Womack Building- 40 Courthouse Street The purpose of the gathering is to participate in a technical call with the County regarding the YMCA project and Commercial Lot. This notice is being provided because a quorum of the Town Council and/or Planning Board may be present. No formal action is anticipated as part of this technical discussion. Kind Regards, Daisy Trejo Town Of Columbus Town Clerk 828-894-8236 EXT: 1002 daisy@columbusnc.com Citizens email of concerns after being turned away earlier today, August 25, 2026. Subject: Concerns Regarding August 25 "Technical Meeting" on YMCA Project – Public Exclusion After Sunshine List Notice Dear Polk County Board of Commissioners, I am writing to express serious concern about the events that occurred this morning at the Womack Building regarding the noticed "YMCA and Commercial Lot Technical Meeting." Yesterday morning, August 24, 2026, at 9:30 a.m., I and others on the Town of Columbus sunshine list received an official email from Town Clerk Daisy Trejo titled "Notice of Possible

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			Quorum – YMCA and Commercial Lot Technical Meeting." The notice stated that a quorum of the Town Council and/or Planning Board may be present at a 10:00 a.m. gathering on August 25 at the Womack Building for a technical call with the County regarding the YMCA project and commercial lot. It further stated that no formal action was anticipated. This morning, members of the public, including myself, arrived at the noticed time and location. We were informed that the gathering was not open to the public. Alan Toney of the Foothills Regional Commission entered the room with the Town Attorney on the phone. We were told the meeting had not been properly noticed with 48 hours' notice and therefore was not public. When we asked why members of the public could not remain and listen, we received no substantive answers. Mr. Toney was dismissive and directed us to leave. He also demanded that a Columbus Planning Board member leave the room. Another individual present with Mr. Toney from FRC stated that "just because it is a meeting with public officials does not mean it is a public meeting subject to the public meetings law." Mr. Toney further stated that the public was "not entitled to come to a private meeting" and that the email notice had gone out improperly. Ms. Trejo has indicated that the County Manager instructed the Town of Columbus to issue the notice. The gathering took place in a public building funded by taxpayers and involved county and town employees whose salaries are paid by taxpayers. The subject matter was the YMCA project — a matter of significant public interest and ongoing public debate. I am deeply troubled by both the treatment of the public and the process that led to this outcome. A formal notice was issued on the Town's sunshine list. Members of the public reasonably relied on that notice and appeared. We were then told the meeting was private, ordered to leave, and given no clear explanation of who called the meeting, who from FRC was present beyond Mr. Toney, or why a sunshine-list notice was sent if the intent was a closed discussion. I respectfully request clarification on the following: Who directed that the notice be issued to the Town of Columbus sunshine list? Who from the Foothills Regional Commission was present in addition to Alan Toney? Why was a notice of possible quorum distributed if the gathering was intended to be private?

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			Under what authority were members of the public and a Planning Board member ordered to leave a noticed gathering held in a public building? This incident raises significant questions about transparency, the role of Foothills Regional Commission staff in local decision-making, and whether the public is being systematically excluded from discussions involving the YMCA project and related development. I look forward to your response. Respectfully, Robin Wierzbicki Polk County Resident and Taxpayer These are legitimate, serious concerns of Polk County taxpayers who will be footing the bill to pay back this $12,000,000 loan, plus the interest, plus future maintenance of the building. I would think the LGC would not approve this application due to high financial risk since 63% of the budget to build this YMCA is falling on Polk County taxpayers, and most of them don't even know it. YMCAs are not usually funded with local tax dollars, but rather are usually funded with private donations, capital campaigns, and.philanthropic grants. LGC should deny Polk County's application and tell them to either find other funding sources than taxpayer dollars to build the Polk YMCA or to abandon the project. Thank you for your consideration.
14.	Daryl Dennis	9/6/2026 17:24	Please do your dudiligance on your decision to support Polk County's building a Recreational Center ((YMCA) THE COUNTY TAX PAYERS CAN NOT AFFORD THIS . Only affluent residents are in favor of it because its not they're money. Polk county is a POOR county. No Walmart, no hardware store, no work. Instead of the 6 -4 workers driving 60 miles in any direction for work, let these privileged few drive the 60 miles to play. We can't have a vote because its too late? Been fighting this for 6 years. Give us a vote on raising our taxes that will only serve a few. The amount they want to finance doesn't include DEBT services. They don't have a contract of who is responsible for what expenses. PLEASE DENIE their request to put

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			the POORpeople of PolkCounty in debt that will force some native residents to sell their property eo these ELEITES. THANK YOU.
15.	John Bare	10/13/2026 13:31	The county commissioners want to get a loan for 12 million dollars to build a YMCA, now called a community center but operated by the Spartanburg SC YMCA. The majority of the cost of the project will fall on the Polk county taxpayers. Since this is a non essential project this should have been presented to the taxpayers by a referendum but was not.It will be a heavy tax burden on the taxpayers and is not necessary.I respectfully ask that you deny the application to get the loan. Thank you.
16.	Joice Dementshuk	10/20/2026 20:04	To the Members of the Local Government Commission, This submission serves as a formal update and supplement to my previous public comment submitted on June 29, 2026, in which I requested that the LGC deny or withhold approval for Polk County's proposed $12M installment financing application under N.C.G.S. § 159-151 and N.C.G.S. § 160A-20 to build a recreational center that the County plans to lease to the YMCA for operation. Since my initial submission, new facts and administrative defects have come to light regarding Polk County's handling of this recreational center/YMCA project. These developments demonstrate that the proposed debt is financially indeterminate, legally premature, and fails to satisfy the statutory standards of necessity, expediency, and financial prudence required for Commission approval. 1. Absence of a Binding Lease Agreement & Indeterminate Taxpayer Liability Under N.C.G.S. § 159-151(a)(1), the LGC must evaluate whether a proposed project's financial obligation is sound and manageable. To date, Polk County has no executed lease agreement with the YMCA, relying solely on a non-binding Memorandum of Understanding (MOU). This creates significant financial risk: - Unassigned Operational Expenses: The MOU omits explicit allocations for insurance, structural repairs, facility maintenance, and utility costs for a 40,000+ square foot facility. - Open-Ended Operating Deficits: Without a finalized, binding lease, Polk County taxpayers remain the default financial backstop for operating losses, shortfalls, or capital repairs incurred by the private operator.

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			- Indeterminate Debt Service Burden: Approving $12 million in long-term debt without a finalized operating agreement prevents the LGC and local taxpayers from assessing the true fiscal obligation being assumed. 2. Expired Pre-Construction Contract & Absence of a Guaranteed Maximum Price Under N.C.G.S. §§ 143-128, 143-129, and 159-28, valid contractual authority is required before public debt and construction commitments are formalized. - Automatic Contract Termination: On January 20, 2026, Polk County executed a Letter of Intent (LOI) with J.M. Cope Construction for pre-construction services capped at $60,000. Section 4 of the LOI mandated that if a full contract was not executed on or before August 1, 2026, the LOI would terminate automatically. No full contract was executed prior to August 1, 2026, and no updated contract records have been provided. Consequently, J.M. Cope is operating under an expired authorization. - No Guaranteed Maximum Price (GMP): Polk County currently has no set GMP for the project, it is currently being negotiated. Authorizing $12 million in borrowing without a fixed GMP exposes the County to unchecked cost overruns. 3. Unapproved Private Installment Financing Loan Terms Under N.C.G.S. § 160A-20, specific loan terms, interest rates, and lender conditions must be evaluated before debt issuance is approved. - Financing Agreement RFP & Undisclosed Terms: Bids for Polk County's Request for Proposals (RFP) for private installment financing were due on October 6, 2026. To date, the Board of Commissioners has not voted to approve a winning proposal, nor have the proposed loan terms, interest rates, covenants, or draft financing contracts been made available for public review. - Premature Review: Submitting a debt application to the LGC while the financing agreement remains unapproved by the local governing body violates fundamental principles of public finance transparency. 4. Failure to Meet Statutory Standards of "Necessary" and "Expedient" (N.C.G.S. § 159-151)

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			Under N.C.G.S. § 159-151(a)(1), the LGC may approve an installment financing agreement only if the project is "necessary and expedient." This project fails both prongs: - Duplication of Existing Services: Polk County (population ~20,000) already possesses robust public and non-profit infrastructure, including an established Senior Center, dedicated nutrition programs, private fitness centers, and local parks that address the services proposed by the YMCA. - Impact on Core County Priorities: Committing $12 million in debt capacity—alongside a dedicated two-cent property tax levy—diverts resources from essential public services. Polk County Schools and other departments have faced budget restrictions; particularly for Polk County Schools, they have been instructed not to request additional funding. Formal Request for Action Based on the facts documented above and since my June 29, 2026 submission, I respectfully request that the Local Government Commission deny or decline to consider Polk County's $12,000,000 installment financing application pursuant to N.C.G.S. § 159-151. Respectfully, Joice Dementshuk
17.	Dana Bare	10/20/2026 20:30	I am writing to formally express my opposition to Polk County's decision to pursue a $12 million loan for the construction of a community center that will be operated by the Spartanburg, South Carolina YMCA. This project represents a significant financial burden on Polk County residents, who would be responsible not only for the debt associated with the construction but also for ongoing annual maintenance costs. Many residents remain unaware that they are already paying a tax related to this initiative. While some private donations have been secured, they are insufficient to cover the cost of the facility. At the same time, essential public infrastructure—such as the Town of Columbus water system and the county's 911 facility—has required grant funding for necessary repairs and upgrades. It is concerning that, unlike these essential services, the county intends to finance a non-essential community center through taxpayer debt. Despite repeated requests from residents, this project has not been placed on a ballot for a public

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			vote. Although a questionnaire was distributed to select portions of the county, it did not ask whether residents were willing to assume additional tax obligations to fund the community center. Community members have consistently voiced concerns to the Board of Commissioners; however, the Board continues to assert that "many people want this building," a claim that does not reflect the broader public sentiment. Many residents are simply unable to attend meetings scheduled at 5:00 p.m. and therefore have not been able to share their objections directly. For these reasons, I respectfully request that the county reconsider its approach and ensure that taxpayers are fully informed and given the opportunity to vote on a project of this magnitude.
18.	Aaron Harvey Greene	10/21/2026 16:24	**Statement of Support for the Polk County YMCA Project** As a retired superintendent and longtime educator who served Polk County for more than 30 years, I want to express my strong support for the proposed YMCA project. I've spent much of my life working with the children and families of this county, and I believe this is an opportunity to make a real and lasting difference in our community. My support for the YMCA is also very personal. The Y had a tremendous impact on my own life. It was a place where I felt I belonged, where I found people who encouraged and mentored me, and where I received support during some difficult times. I know firsthand that a YMCA can be much more than a place to exercise or play sports. It can be a place that genuinely changes lives. Since retiring, I've continued to serve on several local nonprofit boards, including our Health and Human Services Agency board. I was also part of the initial planning board for the Polk County YMCA and currently serve as chair of the Polk County YMCA Program Board. I've been involved with this effort because I believe in what it can mean for the people of Polk County. One of the things that has always concerned me is that Polk County does not have a true community recreation center that serves people of all ages. Our children and families need more opportunities for recreation, sports, camps, and activities. Our seniors need safe, accessible places to exercise, swim, walk, and socialize. And our community needs places where people can simply come together. I think that's one of the most important things a YMCA can offer. Regardless of someone's

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			income, background, beliefs, or political views, the Y provides a place where everyone can participate and feel welcome. We could certainly use more of that in today's world. I also want to commend our Polk County Commissioners, County Manager, YMCA partners, and the many individuals and organizations who have worked to move this project forward. I especially appreciate the efforts to raise additional funds, not only to help with construction, but also to support the programs and activities that will make this facility so valuable. After all, it's not just the building that matters. It's what happens inside that building and the difference it makes in people's lives. I recognize that a project of this size requires a significant commitment, and I appreciate the responsibility that comes with making decisions about public resources. But I also believe we have to consider what this YMCA can mean to Polk County, not just today, but for many years to come. I strongly support this project and respectfully encourage the Local Government Commission to approve the necessary financing to help make it a reality. Having spent my career working to improve opportunities for the people of Polk County, I believe this is one of those opportunities we should not let pass us by. I have no doubt that a YMCA can make a tremendous difference in the lives of our residents, and I sincerely hope we can get this done. Sincerely, Aaron H. Greene 727 Dogwood Trail Tryon, NC 28782
19.	Mary M. Greene	10/21/2026 16:28	We want the YMCA.
20.	Jatana Mitchell	10/21/2026 16:38	Hello, my name is Jatana Mitchell and a resident Polk County, NC. . I would like to express my support to move forward to the building of the YMCA facility. Our county really needs a recreation center for residents of all ages to enjoy. YMCA could potentially provide a healthy atmosphere, an opportunity for socializing within our community, and potentially provide educational nutritional support for healthy lifestyles. Please consider facilitating this project and thank you for the support for our wonderful county!

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21.	Jennifer Jones	10/21/2026 16:38	The YMCA would greatly benefit our rural community and bring people together.
22.	Andy Rhinehart	10/21/2026 16:47	I spent a good part of my childhood at the Robertson Memorial YMCA in Canton, N.C. I learned about sportsmanship, friendship and community. I learned how to make friends. I learned that the color of someone's skin, their background or their circumstances didn't determine their worth. I learned about winning and losing, about working together, about respecting others. And I learned that there was a place where I belonged. Looking back, I realize that some of the most important lessons of my childhood weren't learned in a classroom. They were learned at the Y. That's why I so strongly support bringing a YMCA to Polk County. Growing up in a small community has many advantages, but it can also mean limited opportunities, especially for young people. Not every child has access to organized activities, safe places to gather, positive role models or opportunities to build friendships outside their immediate circle. A YMCA can help change that. It can give a child who feels left out a place to belong. It can introduce young people to sports and activities they might otherwise never experience. It can bring together children and families from different backgrounds and different parts of our county, helping them discover that they have far more in common than they might realize. And its value doesn't end with childhood. As I approach my 60s, I find myself looking at the YMCA from another perspective. I would welcome a place where I can exercise, maintain my health, stay active and connect with others. For older adults in our community, those opportunities can make an enormous difference in quality of life. A YMCA can be a place to build friendships, combat isolation and remain engaged with the community. In a small county like ours, those connections matter. I understand that a project of this magnitude represents a significant investment, and I respect

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			the importance of carefully considering its cost. But I also believe we have to consider the cost of *not* providing these opportunities for our residents, particularly our children. How do we measure the value of a child finding a mentor? Of a young person discovering confidence they didn't know they had? Of a senior finding companionship instead of isolation? Of families having an affordable, welcoming place to spend time together? Those benefits may never appear on a balance sheet, but they are real. I know, because I experienced them. Nearly half a century after spending those childhood days at the Robertson Memorial YMCA, I still carry the lessons I learned there. That is the kind of lasting impact a YMCA can have. I want the children of Polk County to have the same opportunities I had. I want our families to have a place that brings them together. And I want our older residents to have more opportunities to remain healthy, active and connected. **A YMCA is more than an investment in a facility. It is an investment in the people of Polk County, today and for generations to come.** I strongly support making that investment.
23.	Celia Pittman	10/21/2026 18:27	I am fully in support of a new Polk County recreation center.
24.	Libbie Johnson	10/21/2026 18:41	I am a 25 yr resident of Polk County, NC. We/I have worked tirelessly to bring a YMCA to Polk County. We have an aged population here that needs a physical recreation facility ie safe walking track and pool for its therapeutic benefits. Currently our facilities are very old. They have to get on the interstate and drive 20+ miles to Hendersonville or Spartanburg. Our youth also need Y programs. We have some church-sponsored programs but it's not enough. Please give serious consideration to our funding request. Thank you
25.	Jacob Pittman	10/21/2026 18:45	Very excited and looking forward to having a YMCA in our county.
26.	Emily Pereira	10/21/2026 19:20	Please bring the YMCA to Polk County with an indoor track.
27.	Lorie Geddings	10/21/2026 19:42	As a citizen of Polk Country, NC I am writing to let you know how strongly I feel about bringing a YMCA to our community. I see the positive impact a YMCA has on a community. It allows people of all economic backgrounds accessibility to a positive environment and role models as

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			well as access to healthy habits. You are taking away an asset to improve the lives of people off all ages and incomes. This is a no brainer…please bring a YMCA to our community!
28.	David Powell	10/21/2026 19:46	Polk County is a beautiful rural community, but its unique geography creates a significant void in civic and social infrastructure. While our equestrian heritage and outdoor scenery are defining characteristics of our county, our general population—particularly our youth and senior citizens—suffers from a severe lack of accessible, central community spaces. Beyond our local schools and churches, there are virtually no year-round places for residents of all ages to gather, exercise, and connect. Establishing a full-service YMCA in Polk County is not just an asset—it is a vital health and wellness necessity. The health, safety, and vitality of Polk County depend on investing in our people. A YMCA branch in Polk County will bridge the gap between our youth and senior populations, offer structured recreation, and serve as the heartbeat of our community. We urge local leaders, donors, and regional partners to prioritize funding, site acquisition, and construction of this vital facility.
29.	Dori Wallace	10/21/2026 19:59	Our county has long needed a YMCA. It would benefit everyone.
30.	Pam McNeil	10/21/2026 20:10	A YMCA in our area would be a vital asset for citizens of all ages. As a small, rural county our recreational resources are limited, especially for our youth. The programs available through a YMCA would offer both youth and adults greater recreational and educational options. I strongly support a YMCA for Polk County.
31.	Ivey Sumrell	10/21/2026 20:54	Please help Polk County get the needed funding for our local YMCA! Our small county NEEDS this facility for our youth as well as our Seniors to provide programs our county doesn't have like after school programs, senior activity programs and most of all an indoor pool for everyone for fitness and swim teams as well as water aerobics for seniors. As a senior citizen of Polk Co having year round pool access would help me so much with my physical limitations that would be enhanced With water exercises. Our closest pool for this is 40 minutes from my home! Also the Y programs are affordable For average folks like me! Thank you for helping Polk County get a YMCA!
32.	Margot West	10/21/2026 21:32	I strongly support the YMCA project. There is very little recreational facilities in the county and this will be a great family resource.
33.	Kathleen Brown	10/21/2026 21:52	My name is Kathleen Brown and I am a Polk County resident writing to share that I am 100% in support of establishing the new YMCA here in Polk County.

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			As a child in Kentucky, I benefited from YMCA programming, including swimming lessons and day- and overnight-camps. As an adult in various cities – including Hendersonville, NC – I enjoyed being a member of the YMCA where I benefited from weight training, cardio fitness, swimming and water exercise and other health and wellness activities. The YMCA's commitment to healthy spirit, mind and body for all is another reason I completely support having a YMCA here in Polk County. Through all they offer, YMCAs also help build community. Please advance plans for the YMCA in Polk County, not just for the individual health and wellbeing of Polk County residents like me but for the strengthening of our community as a whole. Thank you, Kathleen Brown Columbus, NC
34.	Robert James Troppmann	10/22/2026 5:48	I write in support of the state providing some funding for a YMCA in Polk County. I see this facility providing important social, recreational, and fitness (mental and physical) services for every generation. This is an investment in community health. No comparable facility exists today and studies show a high percentage of Polk County residents would use it.
35.	Gordie High	10/22/2026 7:17	I fully support the new Polk County Recreation Facility that YMCA will manage and support Polk County government funding this project. This is exactly the kind of investment I am proud to see my tax dollars support. I believe it will have a positive, lasting impact on our community for generations to come. Thank you for your consideration.
36.	Reed McNutt	10/22/2026 7:37	We very much support our new YMCA PLEASE HELP US RAISE THE NECESSARY FUNDS THANK YOU
37.	Abby Kogler	10/22/2026 8:20	I strongly support the proposed YMCA. We are a small county with limited access to athletic and social opportunities that a local YMCA/community center will offer. Our seniors, families, and

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			youth will all benefit from the programs and facilities a YMCA offers. Please allow this to happen. Thank you. Abby Kogler Hunting Country Rd Tryon
38.	Ron West	10/22/2026 8:29	I support the YMCA for Polk County.
39.	Kellie Cannon	10/22/2026 10:45	Dear Members of the North Carolina Local Government Commission, As a tax paying resident of Polk County and a parent to four young children, I am writing in support of using taxpayer funds to finance the Polk County Recreation Center. This is a proven asset to the community as a significant amount of funds that have been raised in donations. In fact, I have never seen so much money donated for the building of a public facility. Just the land alone, that is worth 2 million dollars was donate specifically to build this community center. A recreation center would be a valuable investment in the health, well-being, and quality of life of Polk County residents. It would provide safe, accessible spaces for people of all ages to exercise, participate in activities, and build stronger community connections. Public recreation facilities can also benefit the county by supporting youth programs, sports, wellness initiatives, and community events. These opportunities help encourage healthy lifestyles, provide positive activities for young people, and make Polk County a more attractive place to live, work, and raise a family. Using taxpayer funds for this project is a responsible investment in the community's long-term future. When public money is used transparently and responsibly, a recreation center can serve residents for many years while providing benefits that extend beyond individual users. I respectfully urge the North Carolina Local Government Commission to approve and support the ability of Polk County to finance the amount requested to construct the Polk County Community Recreation Center. Thank you for your consideration. Kellie Cannon

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			110 Mandy Lane Tryon NC 28782 818-631-5327
40.	Margaret H. Annunziata	10/22/2026 11:24	I am fully supportive of the financing plan for the construction of a YMCA to be located in Polk County, NC. As president of Isothermal Community College, I recognize this project to be an asset that will support the people across both Polk and Rutherford Counties, promoting health and wellness for local residents. Furthermore, this investment will enhance quality of life in the region, support individual and family well-being, and demonstrate viability for future economic development. It is for these reasons that I support this project. Margaret H. Annunziata President, Isothermal Community College
41.	Bryce Cannon	10/22/2026 12:18	Dear members of the North Carolina Local Government Commission. As a Polk County resident, taxpayer, father, and disabled veteran, I strongly support the Polk County Recreational Complex. I joined the United States Marine Corps at 17 and used the local YMCA to prepare for boot camp. That preparation helped me build a successful 23-year military career, including 18 years in Explosive Ordnance Disposal and five combat deployments. Throughout my service, recreational facilities helped me stay fit, learn new skills, and maintain a healthy lifestyle. As a 100% disabled combat veteran, staying active helps me manage stress, avoid further injuries, and deal with the effects of injuries from my service. A comprehensive recreational facility would give me a place to stay active and support my overall health. Polk County needs a year-round recreational facility. This complex would give children and adults more opportunities to improve their health, learn new skills, and participate in sports. It would also make it possible for Polk County High School to start a swim team without requiring students to travel to Rutherford County. As a father, I want my children to grow up in a community that values their health and future. I encourage the North Carolina Local Government Commission to support this project with taxpayer funds. The Polk County Recreational Complex would benefit families, bring our community together, and improve the quality of life for generations to come.

#	User Name	Date Submitted	Comments
			Thank you for your time. Bryce Cannon 110 Mandy Lane, Tryon, NC 28782 5413015459
42.	William James Miller	10/22/2026 14:16	I am a retired Polk County Schools Superintendent. I like most parents, families and citizens in this community are excited about and in favor of the construction of a YMCA in our community. This should be evident by the over $6 million that has been raised and pledged toward the project. I certainly hope the negative concerns of 30 people will not derail a needed and positive organization for the families of this community for generations to come.
43.	Darlene Hemphill	10/22/2026 14:53	Polk County is in desperate need of the YMCA. It will offer so much to the families with children as well as senior citizens. I know there is a cost associated with this venture but feel like it will be well worth it. As a Polk County Taxpayer, I would like to see funds used to support the Polk County YMCA. My husband and I will definitely join as members. We wish it was already built and available. Thank you.
44.	Inez Jackson	10/22/2026 14:58	Polk County needs a YMCA. It would be good for families and something good for all ages.
45.	Susan Mchugh	10/22/2026 15:00	I am a native of Polk County and spent most of my career in the school system there, ending as school Superintendent. Being a rural county, the needs of children and families are great. We need the YMCA here to offer programs, recreation, services which support children and families and offer experiences and opportunities which they could otherwise not have. The school system in Polk is outstanding and the ability to partner with the Y would offer tremendous potential for children, families, and the various communities. Except for a small group, the advocacy from local government and citizens has been incredible. The potential for positive impact now and for the future is endless. Thank you for your consideration. We need the Y in Polk County. Sincerely, Susan McHugh
46.	David Moore	10/22/2026 16:15	I'm writing in to support the building of our community recreation facility (YMCt). This is a long over due need in our county. The benefits that this will provide for county residents is long over due.
47.	Mark Jorgenson	10/22/2026 17:08	I am in favor of bringing a YMCA/Community Center to Polk County, NC
48.	Michael Baughman	10/22/2026 17:15	I am IN FAVOR of Polk County YMCA project. Our community NEEDs this Center. This is a perfect example of good government investment. $12M investment for a $20M asset that will impact our rural community for generations!!! Our community has invested nearly $7M of it's own money. Thank you!

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49.	Michelle Gaul	10/22/2026 17:16	I am in favor of bringing a YMCA/community center to Polk County, NC.
50.	Stephen Cobb	10/22/2026 17:19	I am greatly in favor of bringing a YMCA - Community Center to Polk County
51.	Richard Callebs	10/22/2026 17:26	I am in favor of bringing a YMCA Community Center to Polk County NC
52.	Emily Gaul	10/22/2026 17:33	I am in favor of bringing a YMCA/Community Center to Polk County, NC
53.	Cassie Lloyd	10/22/2026 17:38	I am in favor of bringing a YMCA/Community Center to Polk County, NC.
54.	Patrick Lane	10/22/2026 17:41	I am in favor of bringing a YMCA/Community Center to Polk County, NC.
55.	Jacqueline Brown-Williams	10/22/2026 17:46	My family needs a YMCA in our community. I am a grandparent, retired from Polk County Schools, where my son, and now my grandchildren attend. We need an active center for not only all of our recreational enjoyment, but also for the activities for all ages where we can go as a family. Now we have so many organizations that only serve on part of our population. It would be a wonderful advantage to be able for all of us to go to various activities together. Thank you
56.	Eugene M. DuPre	10/22/2026 17:46	I am in favor of bringing a YMCA/Community Center to Polk County NC.
57.	Ray D. Gasperson	10/22/2026 17:53	I am in favor of bringing a YMCA— Community Center to Polk County, NC. Ray Gasperson 6691 S NC 9 HWY Columbus, NC 28722 phone: 828-230-1278
58.	Sherril Wingo	10/22/2026 18:00	I am in favor of bringing a YMCA/Community Center to Polk County, NC
59.	Terry Callebs	10/22/2026 18:13	I am in favor of the YMCA coming to Polk County
60.	Chris Ayers	10/22/2026 19:14	I think that the YMCA would be a good thing for Polk County with all the programs, activities and classes that the YMCA offers the community.
61.	Keith Viglietta	10/22/2026 19:38	I am in favor of bringing a YMCA/Community Center to Polk County, NC.
62.	Amy Yoder	10/22/2026 19:47	I am in favor of bringing a YMCA/Community
63.	Carol Browning	10/22/2026 19:49	I am in Favor of bringing the YMCA/Community Center to Polk County for all to enjoy.

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64.	Kathy Toomey	10/22/2026 20:31	I am in favor of bringing a YMCA/Community Center to Polk County NC. I believe a YMCA would be a tremendous asset to Polk County, improving quality of life, promoting healthier lifestyles, and fostering a stronger, more connected community for generations to come.
65.	Ellis Fincher	10/22/2026 20:52	I am in favor of bringing a YMCA/Community Center to Polk County.
66.	Sara Weaver	10/22/2026 22:09	The Town of Columbus, Polk Co., NC is currently being sued for approving a development that does not conform to the Unified Development Ordnance (UDO) on the property adjacent to the Proposed YMCA. See Law Suit 26CV000018-740, Superior Court bench trial scheduled 4-19-2027. The Polk Co. proposed YMCA is within the Town of Columbus & also does not conform to the Columbus UDO. An architectural firm was paid $900,000.00 of tax payer money to design a YMCA building that does not conform to the UDO. Our State Congressman was unable to secure $13.5 million State funds to build the YMCA. All the YMCA facilities are privately funded. Were Polk Co. property tax valuations substantially increased in order to borrow money to build the YMCA? My taxes increased 42% in 3 years, & doubled other's taxes. The Columbus Waste Water Treatment Plant (WWTP) is near catastrophic failure due to decades of delayed maintenance. A new Town Manager hired April 2026 to restore water/sewer infrastructure is in the process of applying for State grants. An assessment of the Town's sewer/water assets by WithersRavenel was presented to the Columbus Town Council on 9-17-2026. The repair of the WWTP will take 3 to 5 years & tens of millions of dollars. The condition of the WWTP is so horrific, a moratorium for all Town large developments should be implemented ASAP as the functionality (not capacity) of the WWTP is near failure. I urge LGC to NOT approve the County Manager's request to borrow taxpayer funds to develop a facility operated by a private YMCA that will have to be subsidized annually by Polk Co. taxpayers. There are many inconsistencies of the proposed YMCA development listed here & by others that have submitted comments. A loan request this large must be put to a voter referendum. Given the catastrophic condition of the WWTP with a 3 to 5 year repair schedule, this will give the County Manager and our State Congressman more than enough time to file for a voter referendum.
67.	Andrew beiler	10/23/2026 0:06	I am in favor of the ymca community.
68.	Brooks Saucier	10/23/2026 3:44	I am in favor of bringing the YMCA-Community Center to Polk County, NC.

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69.	Michael Meissner	10/23/2026 4:02	I am in favor of bringing a community center to Polk County. Our community will benefit greatly through programs offered such as health and wellness, adult and youth activities, civic participation, family programs and will create jobs. Having the YMCA operate the community center is a great idea.
70.	Brittany Meissner	10/23/2026 6:17	I am in favor of a Community Center in Polk County. As a parent of young children, I find community is more important than ever, and having that centered around an environment focusing on healthy minds and bodies is a huge bonus. Having the foresight to partner with the YMCA, an organization who already has a strong reputation for this, is a great idea!
71.	Caroline Chapman	10/23/2026 6:57	I am in favor of a community center(Y) for Polk county. It would be a wonderful addition to our county
72.	John Toomey	10/23/2026 11:33	I am in favor of bringing a YMCA/Community Center to Polk County, NC. I feel strongly that this facility will benefit the health and well-being of all citizens of the county, and as such, I have already made a sizable pledge/donation toward the funding of the project.
73.	Lawrence Poe	10/23/2026 12:23	I am in favor of bringing a LGC hearing on the Polk County YMCA and local community recreation.
74.	Louis N McCray	10/23/2026 12:27	Polk County Community Recreation Center Who is the owner? Who pays for construction of the Recreation Center? (Polk County citizens, Columbus citizens, NC citizens, private organization) Has there been a demographic study? Is there any support for PCRC from demographic study? Will the Recreation Center be a nonprofit? If not, who gets the profit? Where is the business plan? How many staff? Where does Spartanburg YMCA fit? UDO Section 2.20 dictates TIA study before approval. “Proposed projects that, upon completion of a TIA, are projected to increase the Average Daily Trip (ADT) count on an adjacent road by 25% or more may be, but not necessarily, denied by the Board of Adjustment.” NC Senate Bill 382, SECTION 1D.3.(b) For any development approval that is current and valid at any point during the period beginning January 1, 2024, and ending December 31, 2027, the running of the period of the development approval and any associated vested right under G.S. 160D 108 or G.S. 160D 108.1 is suspended within the affected area during the period beginning January 1, 2024, and ending December 31, 2027. Zoning Permit violates UDO Section 9.2 C (4) Minimum Development Size: eight acres. Town of

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			Columbus Certificate of Zoning Compliance states Property Size 6.58 acres. UDO Section 9.3 (B) The building footprint of any structure and any accessory structure in the aggregate to be used for any commercial enterprise shall not be larger than 10,000 square feet in size. Drawing G-101 specifies 18,527.32 square feet
75.	Scott Lane	10/23/2026 13:46	As a resident and business owner in Polk County, I am in very much in favor of bringing a YMCA/Community Center to our county for its obvious social and economic benefits. It offers a remarkable return on a very reasonable investment.
76.	Linda Greensfelder	10/23/2026 14:37	I am in favor of bringing a YMCA/Community Center to Polk County, NC
77.	Russell Scott Pitts	10/23/2026 16:00	I am in favor of bringing a YMCA/Community Center to Polk County, North Carolina. To the Members of the North Carolina Local Government Commission: I write in strong support of the proposed YMCA and Community Center for Polk County. Our county has long lacked a central, year-round facility where residents of all ages can exercise, play, learn, and gather, and this project would fill that gap in ways that strengthen the community's health, safety, and economic stability. A modern fitness center would give residents an affordable, accessible place to improve their physical and mental well-being, which is especially valuable in a rural county with an aging population and limited recreational options. Gymnasium, field, and pool space would directly support our local schools, youth leagues, and civic organizations, many of which now compete for limited facilities or travel outside the county to practice and host events. Just as importantly, the potential for preschool and licensed daycare services would ease one of the most pressing challenges facing working families here, helping parents stay in the workforce and helping local employers recruit and retain staff. Beyond these direct services, a YMCA and Community Center would serve as a positive, supervised alternative for young people and a hub for drug prevention and interdiction programs, giving law enforcement, schools, faith communities, and health providers a shared space to reach at-risk individuals and families. It would be a place where neighbors from every part of the county, Columbus, Tryon, Saluda, and the rural communities between, can come together, building the relationships and trust that make a community resilient. Respectfully, Russell S. Pitts.
78.	Martin Gilchrist	10/25/2026 8:47	I am in favor of bringing a YMCA/Community Center to Polk County, NC.
79.	Arthur Brown	10/25/2026 14:52	As a former YMCA recent professional, I am most supportive of a Y in Polk County, Dr. Dobson's "Fatherless Epidemic" and a recent study indicating strong increase in the % of

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			unmarried mothers shows the needs of families in Polk. A YMCA facility as well as its external programs provide a great influence on needed areas. We need to develop strong male role models.
80.	Julie Burke	10/25/2026 16:12	I support having a YMCA in Polk County!
81.	Jennifer Smart Pittman	10/25/2026 19:24	I cannot wait to have a YMCA in our county. They are already making a difference in the lives of children and I know more will come with the actual building.
82.			