

**TOWN OF TRYON
BOARD OF COMMISSIONERS
MARCH 19, 2019 7:00 P.M.
TRYON TOWN HALL – MCCOWN ROOM**

Present: Mayor J. Alan Peoples Mayor Pro Tem Bill Ingham
Commissioners: Crys Armbrust, Bill Crowell, Chrelle Booker

Staff Present: Town Manager Zach Ollis Town Clerk Susan Bell
 Police Chief Jeff Arrowood Asst. Fire Chief Tank Waters
 Planning Director Tim Daniels Town Attorney William Morgan

CALL TO ORDER

Mayor Peoples called the meeting to order and asked for a moment of silence for everything that is going on in the world. Commissioner Ingham led the Pledge of Allegiance.

AGENDA ADOPTION

Mayor Peoples asked if there were any additions. Town Manager Ollis stated we needed to add discussion of awning at Rogers Park. Mayor Peoples stated make that 6b.

Mayor Peoples entertained a motion to adopt the Agenda with the addition. Commissioner Ingham so moved. The motion carried unanimously.

CONSENT AGENDA ADOPTION

Mayor Peoples asked if there were any additions, deletions or corrections. Being none he entertained a motion to adopt. Commissioner Ingham so moved. The motion carried unanimously.

RESOLUTION SEEKING POLK COUNTY TDA OCCUPANCY TAX

Town Manager Ollis stated you have a resolution in front of you that will give the permission to move forward with the Polk County TDA that was discussed last month. Mayor Peoples asked if this was the same one as before. Ollis stated this is the same one, they just have to resubmit it.

Mayor Peoples entertained a motion to adopt. Commissioner Crowell so moved. The motion carried unanimously.

ROGERS PARK AWNING

Town Manager Ollis stated that we had received multiple quotes for the awning at Rogers Park, which is replacing the canvas awning with a more permanent hard shell awning. The quote that we had received was \$14,800. We've received insurance money as well, so you can feel free to vote on that when you are ready.

Mayor Peoples entertained a motion to adopt. Commissioner Armbrust so moved. Permanent for \$14,800. The motion carried unanimously.

GREEN BLADES GARDEN CLUB REQUEST

Town Manager Ollis stated the Green Blades Garden Club has put in a request. You have the request in front of you. A member from the Club thanked the board for allowing them to make this request. The Park on Trade originally was a vacant lot. In 2003, they took the vacant lot and with labor they made the pocket park on Trade, next door to here. They have cared for it for over fifteen years and it needs to be refurbished. There are some hard scapes that need to be taken care of. The brick path has sunken and needs to be reconstructed. It all needs to be taken up and leveled. The sod all needs to be replaced. They are going to create a new shade area and add new plantings that will give it a more finish look. They are going to plant more perennials. They have tagged plants for the town. The budget they submitted to the town is for \$7,282 and they have already paid Raymond's Landscaping out of Hendersonville \$3,943.26. They are anticipating starting work in the middle to last week in April, when it gets hot enough to plant the Zoysia sod. They would like the town to help them with the cost. They are planning a fund raiser. They do have funds set aside and are doing in-kind work (saving about \$1,000). They are asking for \$2,000. They have gotten grants from the Polk County Appearance Commission and Rotary. They respectfully hope the town will consider this.

Armbrust asked about the \$500 that each park is allotted. Ollis stated since he has been here we have helped the garden clubs. Armbrust asked if this was part of that. The representative stated no, this is a onetime request. Mayor Peoples asked if we had the funding. Ollis stated yes.

Commissioner Armbrust made a motion to fund a one-time allocation of \$2,000. The motion carried unanimously. Armbrust thanked the garden club and stated the park is always beautiful.

APPOINTMENT(S) TO TOURISM AUTHORITY

Town Manager Ollis stated that in front of you is two applications for the Tourism Authority volunteer board. There are three vacancies. The terms are for March 2019 to June 2021, July 2018 to June 2020 and one to finish the current term that ends July 2019. You have two nominees. Commissioner Armbrust stated the terms are listed in the agenda under item 8. Commissioner Ingham nominated Robert Lange. Armbrust stated for the longest term.

Mayor Peoples entertained a motion to nominate Robert Lange for the term March 2019 to June 30, 2021. Commissioner Armbrust so moved. The motion carried unanimously.

MINIMUM HOUSING UPDATE

Town Manager Ollis turned over to Planning Director Tim Daniels. Daniels stated that Melrose Inn owner has received the finding of fact order and have discussed her plans for the removal of any salvageable items or vegetation. This will be starting in approximately two weeks. She has contacted the contractor for removal of the large items, material and stuff. He doesn't have a date, but she is working on this.

121 Melrose Avenue-The building was looked at for renovation, but appears to be too far gone and owner is looking at options for the land. The structure will be removed soon.

There were some complaints about 366 and 510 East Howard about some debris around the properties. Those were cleaned up this weekend. 356 East Howard-The building was up for auction, so the demo was put on hold. The holder said there were some interested buyers, but no one placed any bids. He

contacted the demolition company to resume progress on the demolition. 126 East Livingston has been purchased by Hendersonville Habitat for Humanity and will be cleaned up within the next two months as he discussed with the representative there. There is a small parcel of land owned by the town that the people would like to purchase and re-combine the parcels. 45 East Livingston was being discussed with Habitat, but no decision has been made yet. He has four more properties that will be going through the inspection process next week. The initial hearings will be within the next few weeks per the notification guidelines in the ordinance.

Mayor Peoples stated Commissioner Booker had asked about dumpsters at two of the properties and asked if they had been cleaned up. Daniels stated he had been by there and both were pretty well cleaned up.

Commissioner Booker asked if he had a chance to go behind the house and look. Daniels stated he hadn't had the chance, but will go behind there tomorrow.

TDDA UPDATE

Jamie Carpenter, TDDA Director, stated there is a lot going on. The first thing is the public Art Advisory Committee did meet in February and going to continue to meet the fourth Wednesday of each month here. Jen Gordon, employee at Upstairs ArtSpace is going to be the Chair. The Polk County Community Foundation sent her, plus five more members to the North Carolina Main Street Conference this past week. They were also able to congratulate the Polk County Film Initiative for being our champions this year for all their work with the film festival. They also learned a lot, so they will be sending you all more information. The fourth Friday is coming up this Friday. It's a girl's night out. The Upstairs ArtSpace is doing a wine and paint event that is sold out already. Several of the other stores are doing different things. It's not limited to girls, anyone can come. The next fourth Friday is for the guys, but not limited to guys only on April 26th. The biggest thing they have been working on is Tryon Horse Heritage Week, which is April 13th – 21st. Initially Steeplechase was going to be the kickoff to Horse week, but that has been changed, so they are going to have the party downtown. Holding a hat contest and would like to close off part of the Depot parking lot to hold stick horse races. They would like, after talking with the business owners to close the parallel parking for people to sign up to tailgate, as in set up their booths to have a decorative tailgate like they would have done at Steeplechase. This is April 13th from 11:00 to 4:00. Also that week, Monday at the Tryon Theater is going to be a free movie "The Horse in the Grey Flannel Suit" at 7:00 p.m. and is paid for by the Tryon Riding & Hunt Club. On April 18th at 5:00 there will be the parade. They are getting the parade Morris made. He is under construction right now. He will go down the street and end the parade. They have several horse groups that have already signed up and are still collecting more. They are getting them all to sign a liability waiver so that they will be covered. Also on April 18th, Tryon Riding & Hunt Club will be hosting a free Carter Brown barbeque at the cabin at Harmon Field. That all leads up to the traditionally horse show at Harmon Field, which is April 19th – 21st, hosted by Tryon Riding & Hunt Club. TDDA will be selling beer and wine as a fundraiser. That is most of what we have going on right now.

Commissioner Armbrust asked about a project that is not yet funded at the state level. In the grant for the Town of Tryon/TDDA, are those monies dedicated to projects. Ms. Carpenter stated no, it was in the Governor's proposed budget for \$200,000 and it didn't have any specifics. She found out about it from reading the budget as well, so she doesn't know specifically. N. C. Commerce did ask them on a couple of projects, not sure if it is related or not, but if it was funded, would it be toward fixing our light post,

but she doesn't know if that is for sure yet. Armbrust asked if she knew when that vote is. Ms. Carpenter doesn't know, but will let you know. She wants to try and move that forward as much as they can. Armbrust stated to the best of his recollection those grants require one dollar to four dollar match. Ms. Carpenter stated this one they didn't say yet what any of those requirements are since it is kind of an earmarked fund. Armbrust stated we need to think about the source of the match. Ms. Carpenter stated if it's approved in the budget, she is sure they will tell us how to get it.

TOWN MANAGER'S REPORT, TOWN PROJECT PRIORITIZATION, AND CITIZEN INPUT

Town Manager Ollis started with the appraisals received. 77 Maple Street, which is the town maintenance facility value came in at \$188,500 and without the parking lot it came in at \$150,000, the parking lot itself is \$43,500. That takes into account the environmental studies. Harmon Field Middle School with the issues, came in at \$165,000. If you are not happy with the appraisals, he can get more. Commissioner Armbrust stated he is happy with the appraisal for the Harmon Field building. He thinks it is realistic for moving the property, which brings us to this issue. Considering that it was acquired via PARTF grant, will the state of North Carolina accept this as proper appraisal of the property considering its present condition. If the state does accept that appraisal, is the council prepared to entertain offers from a local organization to purchase as is.

Mayor Peoples stated to go through with that we have to have a plan. Ollis stated as far as his question, if the town attempts to sell this property, since it was acquired through PARTF funds in perpetuity. This would trigger a conversion clause, which would require the money that is received from the sale of the building to be put into the purchase of another building as well as be cost programming that will have to be replaced. He would have to approach them with this appraisal to see if they would accept that as the conversion clause.

Armbrust asked about the programming, point of fact the Town of Tryon proper has never used that building for programming. We have certainly used it for storage and rented it to other area organizations for their programming needs. The Town itself has never had programming. Ollis understands that, but the PARTF grants were granted to the town with that building to be specifically used for programming and even though we've never performed that, it's still in the grant that we were to receive that grant and use the building for programming. Theoretically, if we had followed through with that portion we would have replaced what we had in there.

Armbrust asked considering that we are presently talking about a pretty large recreational field for rock climbing and ice climbing. Is there any possibility, because it is a large track of recreational land, could you at least ask the state if they would consider that portion of property, 200 acres, an ancillary satellite of Harmon Field, because of scaled recreational activities that cannot occur at Harmon Field that might get us out of the clause. Ollis stated he can always ask. Commissioner Crowell stated they are upgrading the wall at Harmon Field. Ingham wondered if it could be used at the open air gym to make improvements there. Ollis stated technically PARTF will not allow you to take that money and put towards something that you already own. It has to be used to purchase a new facility. The way it was explained to him, both here and down east, it has to be an already built facility. Basically it is new to you. You can't necessarily take and build something or use it to buy land. You buy a building and immediately move in.

Crowell asked if we can give them the money back. Ollis stated he could ask. It's a possibility. He's afraid the money that will have to be given back would be the full amount of the PARTF grant. We would not make enough money if we sold the building twice. He will ask the state those questions and see what they say. Mayor Peoples told him to ask and see if there was anything that we could do. Maybe they can give us some suggestions. We started with good intentions. Ollis will ask.

He asked if there were any questions on the Maple Street appraisal. Armbrust stated we have done Phase I Environmental remediation. Ollis stated yes.

Summary Explanation & Background: The following will be discussed:

COMPLETED

- Two large sewer lines repaired on Pine St
- Sewer line repaired on New Market Road
- There was a water line break today off of 176
- ADA Merry-go-round installed at Harmon Field
- Patching Project started (the harder hit areas are on the list for paving, like Cleveland & Hogback Road)
- Survey for Erskine bridge project performed (received it by e-mail today and he e-mailed that to you minutes ago)
- Held initial meeting regarding CIP with Withers Ravenel (they will be meeting with staff, then you and then they will come up with a document for you)
- Held first meeting for possible rock climbing park (met yesterday, a lot more involvement than what we had originally had hoped for so the project will come along pretty smooth, basically we have 220 acres and part of it has been designated as a good place to rock climb, with the County doing their improvements for their programming they are looking at coming to Harmon Field to do rock climbing on the rock climbing wall, hopefully they will have educational information and children will be able to practice to get a fill for it and let people have outdoor activity. They are coming next month to give you a presentation. If it's approved and everything works, the initial phase will be a hiking loop that should be fairly easy with good winter views and another trail off of that for the climbers to reach the access point. Have Carolina Coalition prepared to help us install the climbing equipment that is required. William has been working in this with us. Some issues with the state statutes regarding recreational use. For some reason the state has left out local government as a property owner in that wording. William has sent several things to him, in which he will forward to you and we will discuss that between now and the next meeting.)
- Interconnect RFQ advertised
- Inspected Dallara Project
- Inspected Pacolet River Restoration Project (some of the rocks are going into river-wildflowers are going to be growing. They might consider moving a rock so that people can sit and look at the flowers.)
- Met with NCDEQ regarding Water / Sewer fund
- Toured water/ sewer facilities with Water Quality division of NCDEQ
- Sidewalk and storm gutter rebuilt at E. Howard and Markham
- Determined water issues with Tryon Country Club and no town lines involved
- Sidewalk repairs at 176 entrance to school & at church on Pacolet
- Tennis court lights repaired at Harmon Field
- Sprayed for kudzu.
- Removed debris from multiple fallen trees

- Clear overhanging brush in roadways
- Side-mowing
- Community engagement projects.
- Two light poles repaired downtown
- Light pole at Rogers Park removed and base was reset
- Prepared documents detailing light work duty for workers comp insurance(will present to you later)
- Town preparations for Super Saturday
- Town banner changing
- Met with Garden club regarding improvement project
- Discussed online access changes with Hometruster Bank
- Attended IPDC briefing on Bike Ped plan
- Attended Conserving Carolina meeting regarding Kudzu
- Tourism, Public Arts Committee, and Harmon Field Board meetings

IN TRANSITION (TOWN)

- Hand reading meters to double check for accuracy
- Repair of Town hall façade by contractor
- Repair of Rogers Park awning by contractor
- Planning a board retreat with board, engineer, important parties, and key staff (tomorrow's budget would like to nail down a date)
- Reviewing strategic plan
- Culvert inspection on trade
- Securing contractor for thermopaint in front of Plaza
- Still working to manage brush removal in town
- Sidewalk repairs throughout town
- Leaf removal in progress
- Kids in Park Track Trails maintenance
- Speedbump replacement on Whitney
- Signage for rose garden
- Spraying around town
- Sidewalk improvements on Whitney
- Sidewalk improvements on Melrose
- Fire Department to do Hydrant check
- More pothole maintenance
- Searching for more spots to fix on creek at E. Howard
- Culvert pipe repair work at Harmon Field
- Pacolet River Restoration Project underway
 - Banks measured, stripped, and repaired down to Harmon Field Road
 - Erosion control measures completed to same point
 - Bank at Hog Heaven has been cut and cleared
 - Beach work performed at Hog Heaven
 - River widened and shifted over to allow 35" for settlement prevention
 - Shrubs and plants partially installed
 - Grass placed
 - Various debris removed from river
 - Rock veins installed to slow water

- Attempting to remove dirt on Harmon Field walking track via tractor and fire hose
- Various street signs ordered and will be place as soon as possible
- Sign straightening as needed

He thanked Jamie Carpenter for all of her hard work downtown.

Crowell asked about the project at the open air gym. Mason Lassiter is working on the funds for the project. Crowell asked if there were any flooring changes. Lindy Buss stated no, but he wants to pour concrete over the original flooring. He has gotten around \$25,000. Ollis stated the concrete work will be free of charge. Lindy Buss stated the project is fantastic.

COUNCIL/MAYOR REPORT

Commissioner Armbrust thanked each and every one for attending. This is the kind of meeting that he most enjoys, wherein our whole community comes together to participate in the democratic process. It's a little daunting to have no interested citizens filling those chairs. Beyond that, he would like to tell that the Nina Simone project has been awarded Blue Ridge National Heritage Area grant to do a destination visitor kiosk at the Nina Simone Plaza, wherein visitors can push a button, play a couple of her tunes, see a couple of videos, get a short history lesson on Tryon and North Carolina music. Beyond that have broader access to the Blue Ridge National Parkway system, which is a National Park and the North Carolina Music Trail system. The NSP is designated as both of those things. The fundraising for the complete \$32,000 project is almost complete. Thank you to donors as well. Lastly after much extended tumult and discussion he would like to personally thank and commend Bob Scruggs for carrying through, to redo the area in front of his building to match the Town's streetscape. If you haven't taken notice of it, look at it, it is pretty impressive and it blends perfectly with the downtown streetscape.

Commissioner Booker thanked everybody for coming out. She knows they have concerns. She thanked the Fire Department and Police Department for letting her hangout with them. The Fire Department dinner/awards was a great event. Mr. Tennant made a comment that on the coldest night you go to put out the very thing that keeps you warm. About eight hours later they had to go put out the very thing that keeps them warm. The street crew, if you are walking or driving around downtown you can see they are doing a tremendous amount of work. Some of you that are waiting on something to get done, they are on their way. She wants to thank everybody that works for the town. Everyone is doing a good job. Again she thanked everyone for coming out and have a safe trip home.

Commissioner Crowell thanked Jamie with TDDA and all the hard work that is going on downtown. He thanked the staff. Thank you all for coming out tonight.

Commissioner Ingham thanked everyone for coming tonight. It is nice to see a full house, even though he realizes what most are here for. He thanked the Town staff who works very, very hard. For the amount of people we have, we get a lot done.

Mayor Peoples stated he is not going to say much. He will defer his time to the two large groups that are here. Those with concerns about what is going on in our community and where he lives also, he is going to allow them to go first.

CITIZEN COMMENTS & RESPONSES

Citizens in the Melrose Avenue area gave comments on the man who is walking around their neighborhood and looking into their windows. At the end of the comments a meeting of the neighbors was scheduled to discuss a neighborhood watch.

Mayor Peoples called for a five minute break.

When the meeting resumed the Board received comments from Lake Lanier residents concerning the suggested kayak dock. Most spoke in opposition of the dock.

ADJOURN

Mayor Peoples entertained a motion to adjourn. Commissioner Ingham so moved. The motion carried unanimously.

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk