

**TOWN OF TRYON
BOARD OF COMMISSIONERS
MAY 21, 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 Fire Chief Geoff Tennant
 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. Commissioner Ingham led the Pledge of Allegiance.

AGENDA ADOPTION

Mayor Peoples asked for additions, deletions or corrections to the agenda. Being none he entertained a motion to adopt the Agenda. Commissioner Armbrust 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. Mayor Pro Tem Ingham so moved. The motion carried unanimously.

SWEARING IN TIM DANIELS

Town Clerk Bell swore in Tim Daniels as the Certified Zoning Official.

PUBLIC HEARING: ORDINANCE TEXT AMENDMENT-PARKING

Town Manager Ollis explained the procedures that have taken place. Town Attorney Morgan stated the Planning Board has looked at the amendment at two meetings, with quorum being present and approved.

In the whereas clauses, the second to last whereas states the Commissioners find that the amendments herein are consistent with any and all comprehensive land use plans and ordinances as these amendments protect the integrity of long-established residential areas while also expanding opportunities for satellite and shared parking areas for commercial uses - this is required by statute. The next one is also by statute, make a finding that: it is reasonable and in the public interest as they remove ambiguity from the Zoning Ordinance. It is for public safety and the welfare for the citizens of Tryon. Section 4.8 contains the general rule that parking be on the same lot as the use that parking is for. Section 4.8.2(a) The ordinance as it stands now allows for required parking spaces for any number of separate uses within 100 feet of (used to say each other) now it says the designated parking area may be combined in one lot, but the required parking space for any one use may not be assigned to another use at the same time. That was starting to get into shared parking. Shared parking is parking that is only

used on Sundays or during the day. For example: churches. A developer or owner has to show this. Two or more uses may share the same parking spaces provided the developer can demonstrate that the uses will not overlap in hours of operation or in demand of the shared spaces. There has to be a written agreement between the owner of the parking area and the owner of the use that is going to use the parking area. He pulled this from another Town's ordinance. The next section is 4.8.2(b) Location on Other Property ("Satellite Parking")-this is a satellite lot that serves one use to satisfy their parking. Maybe you have a new business or use that doesn't have room for parking on their lot, or an existing use that predates the ordinance or maybe they just want overflow parking or more parking, but they don't have it on site.

He read the proposed ordinance: If the required automobile parking spaces cannot reasonably be provided on the same lot on which the principal use is conducted, such spaces may be provided on other off-street property provided such property lies within 100 feet of the main entrance to such principal use. Such automobile parking space shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner, except to the extent the satellite parking is approved as combined or shared parking. The zoning designation of the lot(s) proposed as satellite parking must be identical to the zoning designation of the lot to be served by the satellite parking. This section 4.8.2(B) shall apply to both new developments desiring satellite parking as well as to existing uses which desire to expand available parking. In no case shall satellite parking to serve non-residential uses be allowed within any residentially zoned district.

Section 4 recognizes parking lots as a principal use in CB, GB, TB, IP and Industrial zoning districts.

Mayor Peoples asked if this addresses everything they wanted to do. Morgan stated he thinks so, but with any ordinance you try to cover all scenarios. He thinks it adequately covers the issues that the board was concerned with when they put the sixty day freeze on permitting any parking areas. Mayor Peoples asked if they could pass this tonight or if they need to wait until next month. Morgan stated you need to pass this tonight, because by the next meeting the moratorium will have expired.

Mayor Peoples opened the public hearing and asked if the public had any questions. John Vining asked if that would prevent the Melrose Inn parcel from becoming a parking lot. Attorney Morgan stated it depends, the zoning would have to match the zoning that was wanting to use it for parking. Mr. Vining asked if it would be a conditional use that would have to come before the zoning board. Morgan stated it would just be a zoning permit. Mr. Vining asked if someone wanted to build something on the lot and put parking underneath on the footprint of the building, would the ordinance allow that. Morgan stated it doesn't prevent that. Mr. Vining asked if it prohibited a parking lot in Godshaw Hill. Daniels stated as long as the zoning is allowed. Mr. Vining stated churches are bad to add the parking lots.

Mayor Peoples asked if there were any other questions. Being none, he closed the public hearing. Commissioner Crowell made a motion to adopt the amendment as proposed by the Town Attorney. The motion carried unanimously.

MINIMUM HOUSING ORDINANCE

Town Manager Ollis stated the structure at 55 Melrose Avenue that burned down last September entered the minimum housing procedure. The owner was given a Finding of Fact and Order about March 15, 2019 to have the debris on the property removed and the lot brought to a buildable state.

The work has not been completed so the town must adopt a demolition ordinance to proceed. Attorney Morgan stated this is similar to the other ones that you have adopted. The written order that Tim issued was dated March 1st however, the owner new about this two to three months previous to that. He just had not entered the order, because the owner wanted to come in and talk to him. The owner had more than sixty days.

Mayor Peoples asked if this person had more than the sixty days. Daniels stated yes. Mayor Peoples asked council if there were any questions. Being none he entertained a motion to adopt. Commissioner Armbrust so moved. The motion carried unanimously.

Robert Lange of 35 Melrose, adjoining property stated being next door he wants to make sure that when cleaning up the contractor accounts for dust and residue on neighboring properties. He just had his house pressure washed last week. Also when the tornado hit a number of trees came down, he suggested cleaning that up. The third thing is, a lot of scavengers are stopping by there and the retaining wall rocks are being removed.

RFQ OF STATEMENT OF QUALIFICATIONS

Town Manager Ollis stated that before you is the RFQ for the Statement of Qualifications for the Columbus, Saluda and Tryon Water System Interconnection Line. The review pertains to the investigation, diagnostic, analysis and possible repair of the infrastructure. We have received two Statements of Qualifications one from WithersRavenel and one from another firm. Jon Cannon reviewed and chose to recommend WithersRavenel. He and Columbus Manager Tim Barth both agree. They have all been tasked with going before our boards to get approval to move forward to secure WithersRavenel.

Commissioner Crowell asked if we were going to make repairs. It never has worked. Ollis stated if it comes back and will take \$20,000 to fix it, then he feels it would be in our best interest to take a look at that, but if it comes back and say it will take a couple of million then they might want to pass on this. The best thing about this prospect is that we are going to find out for better or worse where we actually sit.

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

ROCK CLIMBING PARK

Town Manager Ollis stated this is the finalized version of the Rock Climbing Management Plan for the proposed Melrose Mountain Climbing Park. With your approval, we will put the plan in place and begin the process of building the park with assistance from various agencies. He will give the floor to the two gentlemen that have prepared the plan. Jonathan Gerst on Hogback Mountain Road, lives a couple of miles down the road from the proposed park. He has worked with Kevin to put this together. It's a great opportunity for local outdoor adventure folk. Kevin stated he is looking forward to working on this project.

Commissioner Crowell stated he went out with them and looked out over the cliff. He would like to see this accomplished and tied into Harmon Field youth climbing wall. It is a good use of the property. Ollis

thanked Jonathan for bringing the project in front of them. Mayor Peoples stated this looks like a good thing. Crowell stated this is an EDC and tourism opportunity for us.

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

PURCHASE OF KUBOTA UTV

Town Manager Ollis stated this is for the purchase of a Kubota UTV, to be split between the street and water department. With this being over \$10,000 he needs your approval. The quote is \$14,100. Basically we found we needed it doing the recent work on the mountain, where we have had five water breaks. Mayor Peoples stated for edification, recently the town had a water break and one of the commissioners went with them. They had to hike carrying between fifty to seventy-five pounds of equipment and parts up a dirt road. Without the fire departments UTV, he doesn't know how long it would have taken them. The board all agreed this was a good expenditure.

Mayor Peoples entertained a motion to approve the purchase of the Kubota UTV. Commissioner Armbrust so moved. The motion carried unanimously.

PROPOSED BUDGET AMENDMENT NO. 2

Town Manager Ollis stated in front of you is proposed budget amendment No. 2, recognizing \$237,400 in revenues and expenditures.

Mayor Peoples entertained a motion to adopt Budget Amendment No. 2. Commissioner Armbrust so moved. The motion carried unanimously.

SET PUBLIC HEARING FOR JUNE 18TH, 2019 FOR PROPOSED FY19/20 BUDGET

Mayor Peoples stated we need to set a Public Hearing for June 18th, 2019 to approve the budget for FY19/20. Town Manager Ollis stated since December we have met multiple times to go over the budget. You all have a copy and a copy will be displayed in Susan's office.

Mayor Peoples entertained a motion to set a Public Hearing for June 18th, 2019 at 7:00 p.m. for the FY19/20 Budget. Commissioner Ingham so moved. The motion carried unanimously.

TDDA 4TH FRIDAY SIPPING STROLL

Jamie Carpenter stated the July 26th 4th Friday TDDA would like to have a ticketed event, similar to the chocolate stroll. This helps get people into all the stores. Local wineries are participating and cheese from Looking Glass Creamery. Tickets are \$35. It will be from 4:00-8:00 p.m. The money raised from this will support TDDA. She would like to get an alcohol permit for this.

Mayor Peoples entertained a motion to approve the 4th Friday Sipping Stroll July 26th from 4:00-8:00 p.m. Commissioner Armbrust so moved. The motion carried unanimously.

Ms. Carpenter asked if it was possible to get the one for Beerfest on November 2nd 12:00-6:00 p.m. and for the street closure for Depot Street also. Commissioner Crowell made a motion to approve Beerfest on November 2nd 2019 12:00 to 6:00 p.m. The motion carried unanimously.

TDDA UPDATE

Jamie Carpenter stated their annual meeting is scheduled for June 24th, about 5:30, not sure of the location yet. This past month they had several different groups come downtown. One group was from Asheville. The Main Street group was also here.

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

Town Manager Ollis gave his report.

- Repair of 6 main water lines coming from Pearson's Falls that broke due to air pressure release valve issues-found 2 more today
- Worked to coordinate channel use for Fire Department with Spartanburg County
- Cemetery cut for both Easter and Mother's Day
- Weed Spraying throughout town
- 71,218 lbs of brush removed
- Side mowing performed
- 128 man hours on leaf pickup
- Inspected pipe at Roseland Community Center and secured quote for piping
- Assisted with Nina Simone property clean up and street preparations
- Assisted with Nina Simone reception preparation
- Installed water stand pipe at corner garden along with hose reel
- More locates for fiber line
- Repaired pipe work at Harmon Field
- Held First Pitch at Dallara Project
- Senior Picnic and field day at Harmon Field
- Discussed pothole repair work on 176 and Pacolet with NCDOT
- Met with Piedmont Utility Group and Duke Power regarding fiber line plan changes through downtown
- Washed Morris and had new plants installed with help of Down to Earth
- Gathered, prepared, and provided more materials to engineer for CIP
- Held CIP meeting with key staff and toured trouble areas
- Held meeting with Saluda and Columbus regarding Interconnect project. Engineer recommendation discussed and materials prepped for boards
- Met with insurance adjuster regarding Harmon Field damages
- Met with First Restoration regarding cleanup of Harmon Field building. Estimate came in at \$8,932. We are currently coordinating the date
- Awning placed at Rogers Park with gutter to be installed next week
- Secured another hydroseeding quote
- Inspected Dallara Project
- Inspected Pacolet River Restoration Project
- Sprayed for kudzu.
- Sidewalk inspections
- Water line repair on Carson St
- Cleared Vernon lot now owned by town.
- House at 356 E Howard demolished

- Removed debris from multiple fallen trees
- Clear overhanging brush in roadways
- Side-mowing
- Community engagement projects.
- Tourism, Public Arts Committee, Eastside, and Harmon Field Board meetings

IN TRANSITION (TOWN)

- Police Department is planning National Night Out for October
- Securing more quotes to tear down the Melrose Inn
- Meet with Austin Hyder regarding water at cemetery and changes to distance
- Hand reading meters to double check for accuracy
- Planning a board retreat with board, engineer, important parties, and key staff
- Reviewing strategic plan
- Leaf removal in progress
- Securing contractor for thermopaint in front of Plaza
- Still working to manage brush removal in town
- Sidewalk repairs throughout town
- Leaf removal in progress
- Speedbump replacement on Whitney
- Signage for rose garden
- Spraying around town
- Fire Department to do Hydrant check
- Searching for more spots to fix on creek at E. Howard
- Final punch list for the Pacolet River Restoration Project is below. Provided by Joel Lenk
 - Install last two rock cross-vanes downstream of last river-right point bar
 - Chink spaces between large rocks with smaller rocks and cut excess fabric from all cross-vanes so that it is not visible
 - Plant, seed, fertilize, straw bench and bank downstream of last river-right point bar
 - Cultivate area beyond top of bank to ~50 feet from river and seed with Meadow Mix/Oats
 - Install left over container plants in locations where vegetation is sparse
 - Install live stakes between first two rows of geo-lifts and them along toe of riverbank on Harmon Field Side then on adjacent landowners sides and then on upper rows of geo-lifts if any remaining
 - Bark on bottom end of stakes should be scraped and stakes treated with rooting hormone before installation (10-12 fl/oz hormone per 5 gallon bucket)
 - Should be planted within a few hours of treating with rooting hormone and new hormone used for each batch of stakes
 - I'm concerned about the survival rates of live stakes since it has taken so long to get them installed
 - They are an important part of the planting and stabilization for the project
 - If we do not get good survival it will be necessary to plant more in the fall
 - I'm concerned about the stability of the project in a flood this fall if stakes have not grown this summer
 - Water live stakes every day at least once
 - Plant, seed, fertilize, straw and install more coir on banks of tributary upstream of foot bridge and deter traffic

- Add boulders to bridge remnant upstream of vehicle bridge and tie to bank (discussed with Gary)
- Create inner berm from cross-vane above vehicle bridge down to bridge with cobble in center of river (bar forming)
- Cut back/Repair/reinforce sw pipe outlet on river-right bank immediately upstream of bridge
- Repair sw rill on river right point bar between end of large rip rap and vane upstream of vehicle bridge
- Create sw swale from soccer field fence to rain garden on west side of gym
- Complete all rain gardens
- Repair vane across from track, river right side
- Cut/bevel stormwater pipes back to streambanks and install rock outlets/splash dissipaters
- Discuss/delineate public access areas
- Order stone from Green River and place at ~50 riparian zone boundary
- Draft info for signage, have approved and install signs
- Address opening day trout fishing concerns
- Draft and record deed restriction for riparian area
- Conduct as-built survey
- Complete FEMA permitting
- Submit final package to NC DWR
- Various street signs ordered and will be place as soon as possible
- Sign straightening as needed

Commissioner Armbrust asked Ollis to move sign straightening to the top of the list. He asked about the Harmon Field Supervisor. Ollis state he will be at the next meeting.

COUNCIL/MAYOR REPORT

Commissioner Booker thanked all the departments for the great work that everyone is doing. She thanked Mr. Tennant for meeting one of her aunts. She wished everyone a safe trip home tonight. Ms. Tucker sent us a letter for the work that the water department had done. She appreciates that.

Commissioner Armbrust thanked all the citizens for coming out tonight. He also complimented everyone as well. Many of you know that we were visited by the National Task Force for the Nina Simone birthplace project which is presently under renovation. The first phase was finished the Friday before last. They met about the uses for the birthplace last week and did a powerhouse charrette. To the last individual on the national team and to the one who showed up from the international team, they were absolutely impressed by Tryon with the way it presents itself and how welcoming our community was. He thanked everyone for that. He wished everyone a good evening.

Commissioner Crowell thanked everyone for coming. He congratulated Tim. He feels the board did some good business tonight.

Commissioner Ingham echoed the other commissioners. He thanked the staff. Glad we got the peeper. The new Rogers Park awning is up and is really nice. He thanked Jamie for all of her hard work and thanked everyone for coming tonight.

Mayor Peoples reiterated what everyone had said. He thanked Jamie and asked Zach to tell employees thank you. If you look at all the roughly 250,000 pounds of debris hauled off since the fall, it takes a

while. He had an assistant coach that drives two days a week from Weaverville, NC to coach pole vault. This past weekend the Polk County kid won the state and set a state record. He is going to the national finals in June. Everyone applauded. Best place he has ever lived.

CITIZEN COMMENTS & RESPONSES

Chris Castro, Lieutenant Colonel in the N.C. Army National Guard, is here tonight to talk about the selective services. As a National Guard Officer he is selected to hire and train local board members. Henderson, Polk and Transylvania Counties are combined to make one local board. Polk County has vacancies and he is looking for a civic minded person to be on board. This is a presidential appointment so you will get a certificate. You have to be at least eighteen years of age. He has information to leave with the board if they know anyone interested. He thanked the board for their time.

John Vining asked what Tryon has done to recognize the veterans. He asked the town to consider this. Commissioner Armbrust stated prior to Frank Ortiz death, there was a plan to do a four sided memorial at the Depot Plaza sponsored by the American Legion. You might check with them. Mayor Peoples stated he is retired army colonel and feels the reason is because Columbus has so many World War I, World War II and Vietnam. He thinks it was not done intentional, he feels that it was just focused there.

John Vining encouraged the board to have more money in the budget for leaf removal. Leaves have been in the street since October. The last thing is, the camera outside. Let's not accept a gift if we are not going to use it. Ollis stated the camera is up and on the Explore Tryon About page. It is slow, because we are sharing bandwidth with someone else. Our current website is a free website. We are currently working on a new website that we will have to pay for. The camera is up and running.

Jerry Soderquist, Chairman of the Cemetery Committee, thanked Zach and his crew for cutting the cemetery. On Friday morning at 9:00 a.m. they are accepting volunteers to help put the flags on the gravesites of veterans (90 of them).

Commissioner Armbrust asked when the board retreat is. Ollis stated he is looking at June 28th and 29th.

Steve King, Hidden Hill, appreciates that they got around and cleaned up their neighborhood, there are leaves still out and asked if they were going to be picked up. Ollis stated the crews are going to get the leaves up, but they have been pulled off to work on water line breaks. He has also talked to contractors about this. The board requested him to get contractors on this.

ADJOURN

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

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk