

**TOWN OF TRYON
BOARD OF COMMISSIONERS
JANUARY 21, 2020, 7:00 P.M.
TRYON TOWN HALL – MCCOWN ROOM**

Present: Mayor J. Alan Peoples
Commissioners: Crys Armbrust, Bill Crowell, Bill Ingham

Mayor Pro Tem Chrelle Booker

Staff Present: Town Manager Zach Ollis
Police Chief Jeff Arrowood
Fire Chief James "Tank" Waters
Town Attorney William Morgan

Planning Director Tim Daniels
Public Works Director Jody Morse
Harmon Field Superintendent Travis Aldred
Secretary/Cashier Meg Rogers

Absent: Town Clerk Susan Bell

CALL TO ORDER

Mayor Peoples called the meeting to order and asked for a moment of silence for soldiers in harm's way. Mayor Pro Tem Booker led the Pledge of Allegiance.

AGENDA ADOPTION

Mayor Peoples asked for additions, deletions or corrections. Town Manager Ollis asked of the addition of the special presentation of proclamation. Mayor Peoples entertained a motion to approve the proposed agenda with additions. Commissioner Crowell so moved. The motion carried unanimously.

CONSENT AGENDA ADOPTION

Mayor Peoples asked if there were any additions, deletions or corrections for the Consent Agenda. Being none, he entertained a motion to adopt the Consent Agenda, which included Board minutes and tax releases for Jerry Griggs (\$18.11) and Nichales Bales (\$25.45). Commissioner Ingham so moved. The motion carried unanimously.

SPECIAL PRESENTATION OF PROCLAMATION HONORING JAMIE CARPENTER

Mayor Peoples presented Tryon Downtown Development Association (TDDA) Executive Director Jamie Carpenter with a proclamation honoring her service to TDDA and the Town of Tryon and wishing her well in her new position as Downtown Economic Development Coordinator for the City of Hendersonville. Jamie Carpenter was present with family members to receive the Proclamation.

SEWAGE PUMP

Town Manager Ollis presented a quote for replacement of two submersible pumps that had failed at the Tryon Wastewater Treatment Plant. Quoted price from Core & Main for the two pumps was \$16,071.50 with estimated shipping cost at \$800.

Commissioner Ingham made a motion to accept Core & Main's quote for the two submersible pumps for the Tryon Wastewater Treatment Plant. The motion carried unanimously.

DREDGING

Town Manager Ollis presented the current lowest bid for dredging the alum pond below the Tryon Water Treatment Plant. Quoted price from Spicer On-Call Services for the work was \$23,500. Dredging service would include 120 cubic yards dredged from the pond.

Commissioner Crowell made a motion to accept Spicer On-Call Services bid for the dredging services. The motion carried unanimously.

APPOINTMENT(S) TO THE PLANNING BOARD

Town Manager Ollis presented an application to be appointed to the Tryon Board of Planning & Adjustment from Dr. Warren J. Carson of 11 Peak Street, Tryon, NC and recommended that Dr. Carson be appointed to one of the open full-time member positions on the Board rather than an alternate position.

Commissioner Armbrust made a motion to appoint Dr. Warren J. Carson as a full-time member to the Tryon Board of Planning & Adjustment. The motion carried unanimously.

FINANCIAL ANALYSIS DRAFT E CIP

Town Manager Ollis presented the financial analysis tables paperwork for the Town of Tryon Water and Sewer Fund Capital Improvement Plan Option E and asked that the Tryon Board of Commissioners review them for serious discussion at its February meeting. Option E included \$14 million expenditure for capital improvements to be funded over 15 years. Mayor Peoples stated that 15 years ago he predicted that the Town of Tryon would have to spend \$8-10 million water-sewer infrastructure and the actual quotes now have come in 40% higher. Commissioner Armbrust commented that it was very important to have a continuing sharing of pragmatic information with citizens so there were no surprises.

MINIMUM HOUSING UPDATE

Town Manager Ollis asked Town Planner Tim Daniels to give the update. Daniels reported that, for the Melrose Inn property, all the Town's side signatures had been obtained and the paperwork was currently being prepared for the buyer. 45 East Livingston Street property – Daniels had spoken to the Haynes law firm and the paperwork would be ready for the sale in about a week. He called the owner with an update as she had requested, but her phone was unable to receive messages. He would continue to try to contact her by phone. As soon as the closing was complete, Daniels would get a demolition contractor to clean up the site and start thinking about how to use the property. 530 Markham Road, 144 Cleveland Road and 140 Grady Avenue owners have been sent certified letters requesting access for inspection. 667 East Howard Street has been scheduled for a February 8, 2020 training burn and Daniels will be getting estimates for demolition and cleanup to be done after the burn.

TDDA Update

Town Manager Ollis asked Tryon Downtown Development Association (TDDA) Executive Director Jamie Carpenter to give the update. Carpenter had a list of the street closings for TDDA's 2020 downtown events ready to present to the Board. Farm to Trade Dinner Event – June 28, 2020 – Trade Street, Halloween Stroll – October 31, 2020 – Trade Street, BeerFest – November 7, 2020 – Depot Street, Tryon Midnight Event – December 31, 2020 – Trade Street. Carpenter would get the information to Town Manager Ollis to get the dates on the Town calendar.

Mayor Peoples entertained a motion to approve the proposed TDDA event street closures. Commissioner Ingham so moved. The motion carried unanimously.

For Farm to Trade Dinner Event (June 28, 2020) and BeerFest (November 7, 2020), Carpenter also requested the Board's permission for alcohol to be served at those events on Town property.

Mayor Peoples entertained a motion to approve the proposed TDDA event alcohol permissions. Commissioner Crowell so moved. The motion carried unanimously.

Carpenter reported that Jessica Phillips would be filling in as Interim Events and Marketing Person for TDDA after Carpenter's departure until the end of June 2020. Anyone needing to connect with TDDA about events and marketing was directed to contact Phillips who would coordinate with the TDDA Board. Carpenter had completed the North Carolina Main Street Program annual assessment report card and Carpenter had met with NC Main Street Center Director Sherry Adams to review the report. Town of Tryon had been recommended to be accredited nationally with the National Main Street Program. The

2020 North Carolina Main Street Conference was coming up March 10 – 12, 2020 in New Bern, N.C. A Polk County Community Foundation Grant would provide funding for four TDDA Board Members to attend. Carpenter thanked the Town staff for assistance during Tryon Midnight 2019. The 4th Friday Event in January – the Luau would be on January 24, 2020. The 4th Friday event in February 20, 2020 would include the Chocolate Stroll ticketed event. Carpenter thanked the Board for the Proclamation. Commissioner Ingham was interested in attending the NC Main Street Conference in March. Carpenter commented that six TDDA Board Members would be attending and that Tryon was hopeful for awards at the conference.

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

Town Manager Ollis went over his report.

COMPLETED

- Light repairs downtown at Stott's Ford
- Sidewalk repairs on Trade and Maple
- Water breaks at New Market and Thermal View Drive repaired
- 26,750 lbs of brush
- Trucks washed during rain storms
- Removed Christmas decorations downtown including lights, banners, garland, Santa box, and others.
- Town of Tryon Christmas Tree placed at Harmon Field
- Fountain at plaza turned off and awaiting service from Thompsons
- Medical inventory at FD
- Property stickers installed and accountability tags delivered to volunteers
- Chief Waters elected Vice President Polk County Fire Chief Association
- Met with State regarding s policy audit at Tryon ABC Store – audit was good
- Met with homeowners in Gillette Woods regarding rezoning
- Met with BRAG regarding Melrose Mountain Rock Climbing Park
- Drafted BRHJA and HFBS agreement
- Met with SC DHEC regarding Lake Lanier Dam
- Coordinated with NCDOT regarding issues around Tryon including broken hydrant
- Met with NC Main Street regarding annual review
- Met with Withers & Ravenel regarding CIP, Melrose Sewer Issue and alum pond
- Met with Sister Cities International representative
- Rogers Park prepped for multiple events including Christmas plays
- Continuous maintenance of Cemetery
- Brush Removal
- Leaf Pickup
- Performed extra side mowing in trouble spots
- Sidewalk Inspections
- Removed debris from multiple fallen trees
- Clear overhanging brush in roadways
- Leaf schedule still on time
- Weedeat downtown
- Leaf management at Town Hall and TFD
- Police continue picked up patrol at Roseland Community Center, TFAC due to construction, and Harmon Field
- Police continued additional patrol on Peak St, Howard St, Jervey Rd and Melrose Ave for speeding
- Police initiated patrolling stop signs at Melrose per Board of Commissioners request
- Police continue night checks
- Fire Department inspected hydrants again
- Established new approval for .gov address as requirements changed

- Researching noise ordinances
- Ordered directional signs for Eastside. Signs had arrived and were currently in Town Manager's office. Commissioner Armbrust asked when these would be installed and Ollis responded that installation would be in February when concrete base for largest sign could be poured.
- Duke Energy removed fallen tree on Lockhart and removed dangerous tree at Elm Street
- Coordinated with TDB regarding multiple articles
- Coordinated taking care of TDDA needs for 4th Friday
- Inspected Dallara Project
- Spoke with engineers regarding CIP, water resources, dam inspection and mountain lines
- Community engagement projects
- Tourism and Harmon Field Board meetings
- Planning Board meetings, Budget meeting, Cemetery meeting
- Investigating uses for plot at beginning of East Howard and discussing with Eastside

IN TRANSITION (TOWN)

- Meeting with Habitat for Humanity regarding home building program
- Meeting with SC Forest regarding tower lease
- Installing rails at New Market and Bryan Park
- Hand reading meters to double check for accuracy
- Rails project
- Replace fountain pump
- Reviewing strategic plan
- Securing contractor for thermopaint in front of Plaza
- Still working to manage brush removal in town
- Sidewalk repairs throughout town
- Speedbump replacement on Whitney
- Signage for rose garden
- Spraying around town
- Sidewalk improvements on Whitney
- Sidewalk replacement on Maple
- Sidewalk improvements on Melrose
- Searching for more spots to fix on creek at East Howard
- Various street signs ordered and will be placed as soon as possible
- Sign straightening as needed
- Other as needed

Town Manager Ollis thanked Jamie Carpenter for all the hard work she had done for the Town of Tryon and Tryon Downtown Development Association (TDDA) and the major improvements during her tenure.

COUNCIL/MAYOR REPORT

Commissioner Crowell thanked Jamie Carpenter for all her work for TDDA and Town of Tryon, congratulated Fire Chief Tank Waters on his election as Vice President of the Polk County Fire Chief Association, thanked citizens for coming and thanked Dean Trakas for attending briefly.

Commissioner Armbrust seconded the thank yous made by Commissioner Crowell, congratulated Fire Chief Waters, and announced an upcoming free community event, a Nina Simone Concert, on February 21, 2020, Nina Simone's birthday, at Tryon Fine Arts Center. Armbrust thanked citizens for attending.

Commissioner Ingham thanked Jamie Carpenter for her work for TDDA and Town of Tryon, thanked Town staff for their hard work, and thanked Citizen John Vining for all the many things he was doing for Tryon.

Mayor Pro Tempore Booker congratulated Chief Tank Waters on his election as Vice President of the Polk County Fire Chief Association, congratulated Jamie Carpenter on her new job with Hendersonville,

thanked staff for all their hard work during the James Payne Funeral and the holiday season and asked everyone to take care of each other and be kind to one another.

Mayor Peoples concurred with the comments of the other members and thanked Jamie Carpenter on her hard work for TDDA and her new position with the City of Hendersonville wishing her good luck and Godspeed and congratulated Fire Chief Waters on his election as Vice President of the Polk County Fire Chief Association.

CITIZEN COMMENTS & RESPONSES

David Murphy, resident of 2285 West Lakeshore Drive, Landrum, SC, asked about the status of the personalized bricks for the St. Luke's Plaza that was started five years ago because he had not seen any of these installed yet. Commissioner Armbrust responded that the project was not completed until all the bricks were purchased and the funds raised were being held in a Town of Tryon line item to pay for all the bricks and install them when that project was completed. At that time, a list would be republished in the Tryon Daily Bulletin. The intention was for the personalized bricks and "Walk of Fame" bricks to be installed when all the bricks were sold. Armbrust stated he could provide a spreadsheet of all the bricks sold to-date. Armbrust stated he would be contacting Leah Justice at the Tryon Daily Bulletin to republish the updated growing list of "Walk of Fame" bricks available for purchase.

John Vining requested that the Town of Tryon consider enacting an ordinance or policy requiring that a certified arborist look at any trees larger than a specific size (i.e. 30 inches in diameter) on Town-owned property before authorizing for them to be cut down. He had been concerned about some trees at Harmon Field that were planted in the 1930s that were recently cut down. Vining suggested that having a certified arborist report before cutting a tree would provide justification to citizens who might complain about the cutting of the tree. Commissioner Armbrust responded that many towns have similar ordinances with high fines for cutting large healthy trees. Harmon Field Park Superintendent Travis Aldred responded that the trees had been assessed by a certified arborist, Shane Varnador, with a full report booklet before they were cut down and were 75% hollow. Town Manager Ollis stated that he had a copy of the Certified Arborist Shane Varnador's report booklet for review on request. Vining clarified that he was not suggesting an ordinance about tree cutting on privately owned land. John Vining also asked the Board of Commissioners to consider creating a Payne Botanical Park in honor of James Payne, who was an avid plant person, from several parcels the Town of Tryon or Polk County currently owned near Payne Street and Pine Street. Vining distributed a handout of parcel maps for the properties, three belonged to Tryon and three belonged to Polk County. Parcel 1 was a 6-acre ravine and the other parcels were small. Vining stated he planned to meet with a landscape architect to look at the property for feasibility as a botanical park. Armbrust commented that an etching by Gabriella Clemmons titled "The Tryon Ravine" might be a historic image of the area Vining was referencing. Town Manager Ollis commented that he had been directed to reserve these properties for Tryon Cemetery expansion. Mayor Peoples commented that he believed the Tryon Cemetery Commission was looking at these parcels for expansion of Tryon Cemetery.

ADJOURN

Mayor Peoples entertained a motion to adjourn. Commissioner Armbrust so moved. The motion was carried unanimously. Meeting adjourned at 7:37 p.m.

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk