

**TOWN OF TRYON  
BOARD OF COMMISSIONERS  
JANUARY 19, 2021 7:00 P.M.  
TRYON TOWN HALL – MCCOWN ROOM**

Present: Mayor J. Alan Peoples                      Mayor Pro Tem Chrelle Booker

Commissioners: Crys Armbrust, Bill Crowell, Bill Ingham

Staff Present: Town Manager Zach Ollis              Town Clerk Susan Bell  
Police Chief Jeff Arrowood              Public Works Director Jody Morse  
Planning Director Tim Daniels      Fire Chief Josh Walton

**CALL TO ORDER**

Mayor Peoples called the January 19, 2021 meeting to order and asked for a moment of silence. Mayor Pro Tem Booker led the Pledge of Allegiance.

**AGENDA ADOPTION**

Mayor Peoples asked if there were any additions, deletions or corrections. Being none, he entertained a motion to adopt the Agenda. 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 the Consent Agenda which includes tax releases for Doug Arbogast (\$52.00), Judith Blackman (\$90.42) and Polk County (\$11.87). Commissioner Armbrust so moved. The motion carried unanimously.

**55 MELROSE AVENUE BIDS**

Town Manager Ollis explained we had not received any bids at the proposed amount that you all had requested. You mentioned in the work shop for me to go to three or four realtors and spread the word. Commissioner Ingham doesn't want to receive any commission and asked that Ollis check with the attorney and see if there is any reason for me not to do this. Commissioner Crowell asked what happened to all the buyers we were told about months ago. Mayor Peoples stated they found out what the property was appraised for. He suggested making the opening bid what we have in the property and add the commission fee to it and start with that figure. Ingham explained \$175,000 was a steep opening bid. Should include the commission. Everybody else sells property includes the commission in what they request. Ollis will work on this. Break even would be \$143,000. The tear down cost us \$88,000, the purchase of the property was \$40,000 plus, \$1300 for fencing and the survey. Board wants it on MLS and agreed asking price would be \$175,000.

**LIGHTING OPTIONS AT ERSKINE BRIDGE**

Town Manager Ollis explained the light you had requested originally will not work. He provided a listing of 12' tall lights to choose from. The light has to come from the first two columns. Ingham is good with traditional. The Board chose pole F and deluxe traditional light.

## **BUDGET SCHEDULE**

Town Manager Ollis presented dates for Budget Work Sessions:

January 20 – 29, he will be meeting with Department Heads  
January 29<sup>th</sup> 12pm Planned Workshop  
February 11<sup>th</sup> 2pm Planned Workshop  
February 24<sup>th</sup> 4pm Planned Workshop  
March 9<sup>th</sup> 10am Planned Workshop  
March 22<sup>nd</sup> 12pm Planned Workshop  
April 20<sup>th</sup> 7pm Presentation of Draft Budget  
May 18<sup>th</sup> 7pm Presentation of Proposed Budget and Call for Public Hearing  
June 15<sup>th</sup> 7pm Public Hearing on Finalized Budget

## **APPOINTMENT(S) TO TOURISM BOARD**

Town Manager Ollis explained you have three applications for the Tourism Board. Mayor Peoples entertained a motion to nominate all three. Commissioner Armbrust so moved. The vote was 2-2. Commissioner Crowell only wanted to nominate two of the applicants, because the third applicant was only going to be in town about six months. Armbrust said he will be here more, in time. Mayor Peoples decided to break the tie and voted to appoint all three members.

## **RESOLUTION SUPPORTING THE CONSTITUTION**

Town Manager Ollis read the proposed Resolution supporting the Constitution. Mayor Peoples entertained a motion to support. Commissioner Armbrust so moved. The motion carried unanimously.

## **MINIMUM HOUSING UPDATE**

Planning Director Daniels – 140 Grady owners are working through the paperwork and have reached out to him for a demolition permit and to get estimates for cleanup after the fire department does their burn. They have claimed they will contact Fire Chief this week.

144 & 160 Cleveland the work is continuing – the owner did come in for a demolition permit recently to clear the back porch area.

45 E. Livingston survey was done and is significantly different than we first thought. He asked if the Board wanted to continue with the purchase. The Board wanted to move forward with the purchase.

There has been some talk about residential buildings in the Central Business District, regarding the percentage allowance. Past consultants have expressed the need for residential in the Central Business District. He needs to know if you wish for him to proceed. The Board wants him to proceed. He will bring the request to the Planning Board and then back to you.

## **TDDA UPDATE**

TDDA Director Henderson said her Board is very engaged now, more than before she has been told. She is hoping they will adopt their work plan very soon. Working to put out an RFP for brand redevelopment and web design this week. Hoping in the next six months to see brand redevelopment and their website design to have a little fresher look and to make more user friendly. She and Jamie Carpenter have

volunteered to be Region leaders for the North Carolina Main to Main Street Trail. Initiative of the N.C. Main Street to bring regional tourism. They held a meeting on January 6 with area Tourism Authorities from Hendersonville, Forest City, Sylva, places from all over Western North Carolina who are looking to get on board with this.

### **TOWN MANAGER'S REPORT/TOWN PROJECT PRIORITIZATION AND CITIZEN INPUT**

Town Manager Ollis updated the Board on the cell tower position. It will not work where they had originally proposed. 55 Melrose he will get in touch with the Town Attorney and discuss. Meetings about L'Auberge, the people from the state will be here in February. Charlie Johnson the Chief Fire Inspector is coming out here. The film project is moving along. He has a draft of a hunting lease for the Nature's Conservancy property. Working on Kudzu control for the Parks. Put COVID air purifiers in at Town Hall. The sewer problems at Broadway discussions continue. Cranston's office has been hit by COVID. Hopefully we will have reports in February. Want to thank Police for their help with all the Christmas festivities. Public works crews have been busy with the Christmas decorations. They have worked on brush pick up and leaf pick up along with water line breaks. The Jackson and Markham signs have been replaced. The flag pole is being moved. The Fire Department truck has arrived. The fire equipment has been ordered.

Fire Chief Walton gave an update to the board. The truck has arrived. Their five-year inspection is coming up in February. Hopefully will change their rating from a 5 to a 4. The Chief Fire Engineer and Chief Building Code Engineer are coming here for the L'Auberge property. Statute 42.42 Right-of-Entry states that if the property is not being rented then he is not allowed to go in. He has no authority over the building. There is nothing that he can legally do, unless there are no smoke detectors in the building. The new turnout gear should be here by February 28<sup>th</sup>.

### **COUNCIL/MAYOR REPORT**

Commissioner Crowell thanked the guys for all that they do for the Town and for the work done at Rogers Park. He sends his condolences to Police Chief Arrowood.

Commissioner Armbrust thanked everyone and congratulated Chrelle Booker for her appointment to the National League of Cities for 2021 Information Technology and Communications. The only North Carolina official.

Commissioner Ingham thanked everyone and John Vining for all that he does. His heart goes out to Police Chief Arrowood.

Mayor Pro Tem Booker thanked all employees and wants everyone to continue to encourage the Arrowood and Cowan families. Please continue to practice COVID distancing and wearing masks. She prays the inauguration goes well. Take care of yourselves and each other.

Mayor Peoples had a kid on his track team that lives in our city limits who qualified for state. To the Town employees thank you.

### **CITIZEN COMMENTS & RESPONSES**

John Vining would like to reserve his right to speak.

### **ADJOURN**

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

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J. Alan Peoples, Mayor

Attest:

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Susan B. Bell, Town Clerk