

# **Tryon Town Council Meeting Minutes**

February 16, 2021

## **I. Call to order**

Mayor Alan Peoples called the meeting to order at 7:00pm on February 16 at Tryon Town Hall, McCown Room and asked for a moment of silence. Mayor Pro Tem Booker led the invocation.

## **II. Members Present**

The following persons present: Commissioner Armbrust, Commissioner Crowell, Mayor Alan Peoples, Commissioner Ingham, Commissioner Booker, TDDA Executive Director Paige Henderson, Town Manager Zach Ollis, and Town Attorney William Morgan, Police Chief Jeff Arrowood, Fire Chief Josh Walton, Public Works Director Jody Morse.

## **III. Agenda Adoption**

The agenda was adopted with the following additions:

- i) 6(b) Tax Reevaluation Resolution Proposal, motion to direct Manager Ollis to draft a letter of concern for the tax reevaluation process. All commissioners moved in favor of approval.
- ii) 6(c) Revitalization of the Tryon Historic Preservation Commission with Robert Lange as appointed chairman. All commissioners moved in favor of approval.

Mayor Peoples entertained a motion to approve, Commissioner Ingham seconded, and all commissioners were in favor.

### **Consent Agenda**

- iii) Item B- Freeman Hill 10 mph speed limit sign addition. Mayor Peoples entertained a motion to approve the consent agenda with this addition, all commissioners were in favor and the consent agenda was approved.

## **IV. New business**

- a) Item 6 on the agenda- 55 Melrose Avenue property offer from Mr. Ellis Fincher (\$140,000 cash). Offer accepted by commissioners with the understanding of the Upset Bid Process and the 10-day advertisement requirement. Mr. Morgan and

- Mr. Ollis noted that the advertisement would be in the paper and that the 10-day notice would need to be complete by March 1, 2021. Commissioner Armbrust made a motion to accept the resolution, and Commissioner Crowell seconded the motion. The motion carried unanimously.
- b) Item 6(b)- Commissioner Armbrust requested to make a resolution to direct the manager to draft a letter to the county concerning the recent tax reevaluation. Commissioner Armbrust stated that he would like the letter to express concern for the evaluation process, and support for the county's stated intent of the revenue neutral approach. The chairman entertained a motion to approve, and all commissioners were in favor.
  - c) Item 6(c)- Commissioner Armbrust made a motion to reinstate the Tryon Historic Preservation Commission with citizen Robert Lange as appointed chairperson with authority to revitalize the board (with candidates for board appointment to be approved by the Tryon commissioners). The chairman entertained a motion to approve, and all commissioners were in favor.
  - d) Item 7: South Mountain Hazard Mitigation Plan. The document was provided to commissioners and discussed as a plan for future hazards. The plan will go before the commissioners in March, with the first deliverable in Tryon slated for 2022. Mayor Peoples praised the plan and noted the need for updated information in making better decisions in emergency management.
  - e) Item 8: a hunting lease with the nature conservancy at a rate of \$4 per acre or \$1800 a year was proposed. Mr. Ollis notified the board that insurance information has been secured and that the lease would be for 5 years. The chairman entertained a motion to approve, and all commissioners were in favor.
  - f) Item 9: Citizen of the Year was discussed, and Mr. Ollis informed the board that the directors of the Summer Tracks events would like to make the presentation for Citizen of the Year this summer. The board agreed and selected the first plaque presented to them by Mr. Ollis.
  - g) Mr. Daniels gave a minimum housing update for the board, which included 427 East Howard Street and 45 East Livingston Street. Mr. Daniels informed the board that he was still waiting on estimates for those properties.
  - h) Ms. Henderson gave a TDDA update and shared the organization's recently adopted vision statement and work plan with the board. Ms. Henderson outlined the board's realignment with the following strategy committees: arts and culture, horse heritage and livability. Commissioner Armbrust requested that Ms.

Henderson provide the plan, names and contact information for the committees to the board.

- i) Mr. Ollis gave his manager's update to the board about the following: quotes for sidewalks around town (including the section in front of 55 Melrose Avenue), quotes for the wall on Chestnut Street, meeting with Duke Energy for the lighting at Erskine Bridge, speed limit sign for Freeman Hill, ongoing sewer issue on Broadway, Verizon tower (200 ft. vs. 100 ft.), and state inspections. Mr. Ollis asked town staff if they had any updates and they declined.
- j) Mr. Ollis asked Chief Walton to speak about the recent inspection at the L'aberge Condos on Melrose Avenue. Chief Walton informed the board that the state followed up on all complaints made by residents and confirmed that the construction was not new, thereby proving that the town had not been negligent. The state confirmed that the apartment in question had always been used as an apartment. Chief Walton did note that there were a few unrelated issues that he would go back and inspect, but that there was nothing further that needed to be done concerning Apartment 12 (this implies that the apartment structure is grandfathered in under old building codes). Mayor Peoples thanked Chief Walton for his diligence in resolving these matters, and Chief Walton responded with thanking the entire board for the turnout gear that was recently provided to the department.
- k) Mr. Ollis thanked Chief Walton for a job well done, and also added a couple more updates for the board, including:
  - (i) Mr. Ollis and Ms. Henderson have been informed of the probability of another movie being filmed in Tryon by the same people that filmed the Christmas film. Mr. Ollis reassured the board that he would keep them updated as he learned more, and also mentioned that he was planning to work with Beau Menetre (Tryon International Film Festival) on forming a committee to work with the crew.
  - (ii) Mr. Ollis mentioned again that the L'aberge inquiry would be handled by the state.
  - (iii) Mr. Ollis stated that he would continue to check on the report from the dam project and would follow up with the engineering company.
- l) Item 13- The commissioners each took time to thank the staff and all the citizens present.

m) Citizen Comment

- (i) Kim Sherwood (202 Ridgetop Road, Landrum, SC 29356) asked Mr. Ollis to comment on the financial status of the town during this fiscal year, specifically tax collection revenues. Commissioner Armbrust asked Ms. Sherwood if she was a citizen of the town. Ms. Sherwood answered that she was not. Mr. Ollis commented that the town was in excellent financial condition, noting the near 100% collection rates for property and occupancy taxes and successful financial forecasting completed by the commissioners in preparation for the year.
- (ii) Jerry Soderquist (77 Chestnut Street/P.O. Box 6) made an official notice for more members on the Tryon Cemetery Commission. Mr. Soderquist also updated the board concerning the proposed March 20<sup>th</sup> clean-up at Tryon Cemetery, as well as the ongoing project of uploading data to “Find a Grave”- a national cemetery archive website.

**V. Adjournment**

Mayor Alan Peoples called the meeting to order at. Commissioner Ingham so moved. The motion carried unanimously.

Minutes submitted by: Paige Henderson

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J. Alan Peoples, Mayor

Attest:

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Susan B. Bell, Town Clerk