

**TOWN OF TRYON
BOARD OF COMMISSIONERS
AUGUST 17, 2021
TRYON TOWN HALL – MCCOWN MEETING ROOM
6:00 P.M. WORK SESSION**

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
Town Attorney William Morgan TDDA Dir. Paige Henderson

CALL TO ORDER

Mayor Pro Tem Booker asked if we could turn up the warning siren. If she hadn't been outside earlier, she would not have heard it. It was very faint. Town Manager Ollis doesn't think it was ours. We send out a NIXLE if we are sounding ours. TDDA Dir. Henderson stated you can faintly hear Landrum's if there's goes off.

Commissioner Ingham asked about the damaged street lights on Pacolet Street. Ollis explained they are working on them. Parts come from California. Commissioner Crowell said Peter had told him, the lights were flickering really bad at Rogers Park.

Commissioner Armbrust asked to revisit the five-year CIP within the next two months. Ollis will try to get ready for the next meeting. Armbrust asked if Duke Energy was working on the lights last night. Commissioner Crowell stated Spectrum went down last night. Armbrust asked to be updated on the paving. Ollis explained Chestnut is on the paving list. He asked WithersRavanel to work on the numbers and timeline for the sewer line for him to present to you. Chestnut is supposed to get patched this week or next week. Mayor Peoples asked if we could charge a curb fee for businesses that are staying closed. Henderson stated we can negotiate with the property owner and provide tax incentives.

Ollis introduced our new employee, Jordan McKeown. She is doing great. Mayor and board welcomed her. Jordan loves Tryon and has lived here for two years.

TDDA Director Henderson explained they have done a lot of research and we are the last Main Street Town to implement MSD. Sherry Adams with the Main Street program is her mentor and expert on the MSD. She has a report in the agenda packet. She is recommending the Central Business District. You have to have a place to start. Once people see what is happening, then you can push out into the Transitional Business District. She is happy to go out and speak to the property owners. Other towns in North Carolina that have are seeing a return of sixteen cents on the dollar.

Armbrust explained that Landrum, SC also has a restaurant food tax that makes \$170,000. Mayor Peoples asked if we had a list of what we can improve. If you can show people what you are going to do with the tax, people are more susceptible. That money has to be used for downtown.

Henderson explained that if you give the money to a non-profit, you have to bid out to see who would collect it. The money can come into the staff at Town Hall and you don't have to bid out. This could be done during your budget process.

Henderson explained the restroom example is included. Crowell explained you could use a rail cart for restrooms. Henderson thinks it will be a good idea. She would be happy to get this started. Her main thing is that the money not be given to a non-profit.

Appointing a downtown advisory board is a good idea, so that we can have those discussions.

Ollis explained you have to have 55%. Do you want to have a petition or an ordinance to define it? If the board feels like this is a good idea, then you will need to vote on it and they can go back to the TDDA Board. Included is from Stott's to the Pangaea building, Depot, and up to the bank building. They would like the official vote. Realistically we have expressed that to them. Money has to go through you. That's not a sustainable fund. There's been a little bit of confusion. Ollis stated this clears it up a lot. Henderson stated there shouldn't be an issue.

Ollis the two resolutions in front of you need to be added to the agenda. You are saying you are involved and want to do this. If you would like to pursue the AIA grant. They take a couple of different factors. What it boils down to, we were put on the Unit Assessment List. The limit is over 9. Three points came from the idea we are a small town. With us being on the list it may put us over. He appealed, but basically the town is correct, the reason they put us on it is to help with grants.

Ollis explained the Rails to Trails progress has been made by a non-profit in Upstate South Carolina. They are talking to Norfolk Southern about the railroad property and Norfolk is willing to look at giving up the property at a cost of about \$31 million. Commissioner Crowell stated Rails to Trails is a wonderful thing. Commissioner Armbrust stated the Virginia Creeper produced \$59 million. Ollis will keep you informed on the progress.

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