

**TOWN OF TRYON
BOARD OF COMMISSIONERS
SEPTEMBER 21, 2021
TRYON TOWN HALL – MCCOWN MEETING ROOM
7:00 P.M.**

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 Planning Director Tim Daniels
 Fire Chief Josh Walton Public Works Director Jody Morse
 Town Attorney William Morgan Harmon Field Supervisor Travis Aldred

CALL TO ORDER

Mayor Peoples called the 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, besides Item 6b. Historic Preservation Update, item 6c. Cell tower and 6d. Audit Contract. Being none, he entertained a motion to adopt the agenda. Commissioner Armbrust so moved. The motion carried unanimously.

CONSENT AGENDA ADOPTION

Mayor Peoples stated we are adding the closure of McCown Street for 9/25 to the Consent Agenda. Included are the tax releases for the following:

NAME	AMOUNT
177 NORTH TRADE ST	\$ 21.88
ROCKING C INVESTMENTS (PRIOR OWNER GREEN TRUST)	\$ 36.21
XEROX CORPORATION	\$ 27.41
US BANK	\$ 84.33
THOMAS COEBY	\$ 40.16
SAINT JAMES MUSIC PRESS	\$ 71.81
VICTORIA LEE GUEST HOUSE	\$ 6.21
FENDRICH INDUSTRIES	\$1,797.21
WELLS FARGO	\$ 50.14
ENOCH LATHAM	\$ 31.82
DISH NETWORK LLC	\$ 0.44
PROF REAL ESTATE WOMEN	\$ 1.60
MCGUIRE ROBERT J	\$ 4.58
PENATZER COLETTE	\$ 6.91
KIRKENDOLL SHARON	\$ 8.90

ASHTON LAUREL	\$ 8.95
BOVENZI MELISSA	\$ 17.38
BUCHANAN DAVID	\$ 18.60
TOLAN AIDREE	\$ 19.50
TURNER CLAUDE	\$ 21.89
EASTWOOD ROSS	\$ 22.92
ARATA SUSAN	\$ 30.57
LATHEM ENOCH	\$ 31.82
GREENE J	\$ 36.21
COX LESLIE	\$ 43.60
GADA WILLIAM	\$ 9.92
GERMANO, CRAIG THOMAS SR ET UX	\$ 52.35
SIMPSON, CHRISTOPHER TODD ET U	\$ 17.12
BURNS, KRISTIN MARIE	\$ 15.06
HARDIN, PAUNEE J	\$ 27.16
HARDING, ANDREW SCOTT ET UX	\$ 16.49
MUNN, JOHN	\$ 26.50
TURMAN, DAVID ANDREW	\$ 38.38
BLAZE REALTY	\$ 32.92
EST. OF IRENE GREENIDGE (1/2)	\$1,083.51
FRINK, ARCHIE PERRY EST	\$ 74.61
HILL, DAVID S	\$ 269.16
JOHNSON, ROMIEY	\$ 337.95
JORGE ROA	\$ 42.83
KIEVO INTERNET DEVELOPMENT & SUPPORT	\$ 81.06
KING, WILL-ESTATE	\$102.01
LET'S, ROLL HOLDINGS LLC	\$ 20.49
LITTLE CEDAR MOUNTAIN	\$ 81.45
POLK COUNTY	\$ 305.85
POLK COUNTY	\$157.81
POLK COUNTY	\$ 96.10
POLK COUNTY	\$ 787.22
TOWN OF TRYON	\$6,348.60
WADDELL, VIOLA J	\$ 189.18
WILLIAMS, ELLA	\$ 105.11

the Financial Report, a Proclamation for Constitution Week and the closure of McCown Street for 9/25. Commissioner Armbrust so moved. The motion carried unanimously.

MISSING 40 DISCUSSION

Town Manager Ollis explained that before you is the information from the last time that we leased the property. We have to advertise your intentions to lease the property again. Once this is done then the lease will be updated to reflect the new dates. Commissioner Armbrust stated we need to have a more in-depth discussion on this property. Ollis will bring more information to the next meeting.

HISTORIC PRESERVATION COMMISSION

Robert Lange appreciates the opportunity to look into the Historic Preservation Commission. The current HPC ordinance was adopted in 2010 and has been dormant since. He has pulled together architects and historical people that can help with the historic preservation. You guys appointed him chairman in February. His recommendation for members is Nancy Gray for a two-year term. Members are to be staggered. Dean Trakas for a three-year term, Julia Calhoun for a three-year term and David Wallen for a two-year term. We are beginning the process with this board. Commissioner Armbrust suggested allowing a second term if desired. Mr. Lange will check the ordinance.

Mr. Lange stated the current ordinance and proposed ordinance are before you. He would like for you to review the ordinance and decide if you want to make changes. Morgan stated we may have to hold a public hearing to make changes. Planning Director Daniels stated he can add it to the text amendments that he is currently working on. Attorney

Mayor Peoples entertained a motion to adopt the appointment recommendations. Commissioner Armbrust so moved. The motion carried unanimously.

Mr. Lange explained their priorities. The first thing is to establish bylaws, take an initial inventory, have an understanding of the historical aspects and architecture of the town and, have an understanding that this process could take two to three years. The thing he needs from you is limited administrative support that you normally give to the other boards for meetings. They will need access to surveys and other historical records as necessary, a commitment from the board for expedited legal reviews, and occasional communication with the state or county. Very important he would like for a longer term understanding of and preparation for the potential community reaction as things are discussed. This process can be rather emotional. He just wants you to be aware.

Planning Director Daniels will add this to the next meeting, since it looks like everything is in order.

Mayor Peoples entertained a motion to hold a public hearing at the next board meeting at 7:00 p.m. Commissioner Armbrust so moved. The motion carried unanimously.

CELL TOWER

Town Manager Ollis stated before you are engineering plans for a cell tower that are not to scale. You had directed him to put this together and put the plans on the website. This is the general concept of the tower. Verizon has said they would like to offer us \$700 a month to rent the property. They were supposed to get him something today, but haven't. They will be applying soon.

Mayor Peoples asked if they needed to set another public hearing. Planning Director Daniels stated that is another re-write or modification that has to be done. He has talked with Attorney Morgan about this. The ordinance is unclear of the type of permit it is. It looks like it is a special use permit and it needs to be made clear that it is a special use permit and approved by the Board of Adjustment. Commissioner Armbrust asked about the present proposal of the 195 feet fall line, what is the height of the tree line? Does it really have to be 195 feet tall? Commissioner Crowell stated it probably will not be higher than the first one. Ollis stated coming up Glengarnock you will be able to see it, if you are looking for it. When they have to disguise it, the engineering fees double. Crowell stated they have to put up a larger tower with more cables on it, if they disguise it. Daniels stated the text amendment has to be done first. Morgan stated the text amendment will have nothing to do with the cell tower itself. It will be before

the Board of Adjustment for approval, once this text amendment is done. Mayor Peoples just wants to make sure the public is aware. Daniels hopes to get the changes done for the October meeting. Morgan stated there will be the two announcements in the newspaper. Ollis asked if he wanted to get something out to the public. Mayor Peoples stated yes, he just wants the public to know.

Armbrust asked if we had an alpha list of every citizen in the town. Ollis explained we couldn't do that with water accounts, but we can do a list from taxes. Armbrust stated this would be a good way to get out information. Crowell has heard positive comments on the cell tower.

Ollis will put something out on the NIXLE just to inform the public that we are going to have an informational meeting only.

AUDIT CONTRACT

Town Manager Ollis stated this is in accordance with LGC-205. We have already signed it and have a contract, but we need you to approve it every year.

Mayor Peoples entertained a motion to approve the (LGC-205) FY21 Audit Contract with Greene Finney. Commissioner Armbrust so moved. The motion carried unanimously.

WAGE DISCUSSION

Town Manager Ollis explained that he has had questions from board members looking to increase wages for Tryon employees making under \$15 an hour to be moved to a minimum of \$15. It would only impact six employees. Some will be lifted more than others to get them to \$15 an hour, as long as you have been here a year. The cost to payroll would be \$21,000 for the year. It can be done by foregoing the kudzu program. It was asked that this be discussed. He has spoken to the Fire Department because there hourly is much lower, but it works differently with them, you have to look at the annual salary. Everyone knows. This would be raising the regular 9-5 to \$15 an hour. Mayor Pro Tem Booker has been wanting to do this since she has gotten here. Commissioner Armbrust stated to that end he would like to make a motion in partnership with Commissioner Booker that we make the minimum wage \$15 and hour to begin on the next pay period. The motion carried unanimously.

MINIMUM HOUSING UPDATE

Planning Director Daniels updated the board on 45 Canady Lane, he had to reschedule the hearing to the second week of October. The Planning Board has begun the Comprehensive Land Use plan. They have a meeting tomorrow about the survey questions to be presented to you at the next meeting. It's just demographic questions to see what people want to see in the town. He has a Flood Plan meeting next week. This ordinance also needs to be tweaked.

TDDA UPDATE

Town Manager Ollis stated Paige's report is in front of you. She is teaching a class this evening. He presented her report. She is working on branding, funding and Beerfest (they are waiting until the next meeting to decide on whether or not to hold Beerfest). Paige has put out a request to the volunteers to find out what they are comfortable with. Then they will decide.

TOWN MANAGER'S REPORT/TOWN PROJECT PRIORITIZATION AND CITIZENS INPUT

Town Manager Ollis reported that:

1. Met with LGC today
2. Submitted the ASADRA Funding request
3. Did the work for the AIA Grant
4. Talked with DHEC about doing a tabletop exercise concerning the Dam
5. Spoke with DENR regarding Braewick
6. Worked with Arnett & Muldrow concerning the branding
7. Public Works crews have been very busy-had several water leaks & breaks
8. Preparing Ziglar Field every Friday
9. Picked up 28,000 lbs. of brush
10. 9.5 tons of Asphalt laid
11. 800 feet of sewer line
12. Had water plant go out and do some line testing, found a leak in front of Mimosa Inn that we estimate is putting out 20,000 gallons a month and we did get that fixed, this will help our water loss
13. Police have been busy as well. The AXON body cameras are up and running
14. Phillip Conner was friends with the Black Mountain firefighter who passed away-staff is getting together a donation to make to his wife and child that will be born in the next couple of days
15. Attended meetings for all events
16. Tourism assigned jobs for the work plan-thanked Robert Lange for taking on more than his fair share of items

That's all he has, if anyone has questions.

COUNCIL/MAYOR REPORT

Commissioner Ingham thanked staff and our volunteers. Thanks for all that you do.

Commissioner Armbrust would also like thank our staff and volunteers. You are what makes our town great. He reminded everyone of the upcoming Tryon International Film Festival.

Commissioner Crowell thanked staff for everything and thank you to our volunteers for getting out and doing things to make this a great place.

Mayor Pro Tem Booker thanked everybody. Take care of yourselves and each other and everyone will be okay.

Mayor Peoples stated he is downtown almost every day, meeting people who are visiting or moving here. He gives out business cards to all and he is on his second box of 500. Thank you to the town employees and others for keeping us looking like we do. He has not heard one negative thing. Thank you!

CITIZEN COMMENTS & RESPONSES

There were none.

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