

**TOWN OF TRYON
BOARD OF COMMISSIONERS
OCTOBER 19, 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 Captain Josh Connell Public Works Director Jody Morse
 Town Attorney William Morgan TDDA Ex. Director Paige Henderson
 Harmon Field Supervisor Travis Aldred

CALL TO ORDER

Mayor Peoples called the meeting to order. He asked for a moment of silence. Mayor Pro Tem Booker led the Pledge of Allegiance.

AGENDA ADOPTION

Mayor Peoples asked if there are any additions or deletions. He moved the public hearing to be the first item on the agenda. Being no other changes, he entertained a motion to adopt the agenda. Commissioner Armbrust so moved. The motion carried unanimously.

CONSENT AGENDA ADOPTION

Mayor Peoples asked if there are any additions, deletions or corrections. Being none, he entertained a motion to adopt the Consent Agenda, which includes the financial report and tax releases for:

TAX RELEASES FOR OCTOBER 2021					
BILL #	ACCT#	YEAR	NAME	AMOUNT	REASON
142	178	2021	RANDY CANUPP	\$ 17.78	PAYMENT POSTED DATED 8/27/21
560	674	2021	JERRY LASCO	\$ 38.70	PAYMENT POSTED DATED 8/27/21
618	508	2021	LAURA B JUTZI	\$ 10.12	ONLINE TAX PAYMENT MADE 8/31/21
1120	915	2021	GLORIA JEAN SUBER	\$ 1.05	ONLINE TAX PAYMENT MADE 8/31/21
484	391	2021	KEN GRIFFIN	\$ 26.21	ONLINE TAX PAYMENT MADE 8/31/21
220	177	2021	ROBERT CLIFTON	\$ 20.32	ONLINE TAX PAYMENT MADE 8/31/21
144	1304	2021	KRISTIN BURNS	\$ 15.06	PAID 8/26/21 - DISCOUNT - COMPUTER ERRO
514	1179	2021	PAUNEE J HARDIN	\$ 27.16	PAID 8/26/21 - DISCOUNT - COMPUTER ERRO
515	419	2021	ANDREW HARDING	\$ 16.49	PAID 8/26/21 - DISCOUNT - COMPUTER ERRO
837	699	2021	JEAN MUNN	\$ 26.50	PAID 8/26/21 - DISCOUNT - COMPUTER ERRO
1255	980	2021	DAVID TURMAN	\$ 38.38	PAID 8/26/21 - DISCOUNT - COMPUTER ERRO
566	460	2021	HOMETOWN BANK	\$ 14.83	PAID 8/30/21 - DISCOUNT - COMPUTER ERROR
885	741	2021	NELSON PACE	\$ 15.58	PAYMENT POSTED DATED 8/31/21
572	466	2021	JOHN HOVENDON	\$ 17.63	PAYMENT POSTED DATED 8/31/21
1081	882	2021	ALAN SNYDER	\$ 42.60	PAID 8/24/21 - DISCOUNT - COMPUTER ERROR

1166	1401	2021	SAMUEL TINGLE	\$ 9.97	PAYMENT POSTED DATED 8/30/21
885	741	2021	GEORGIA PACE	\$ 15.58	PAYMENT POSTED DATED 8/31/21
572	466	2021	JOHN HOVENDON	\$ 17.63	PAYMENT POSTED DATE 8/31/21
1297	1246	2021	WELLS FARGO	\$ 42.98	POLK COUNTY ADJUSTED TAX VALUE OF PERSONAL PROP
TOTAL				\$ 414.57	

Commissioner Ingham so moved. The motion carried unanimously.

PUBLIC HEARING: CELL TOWER TEXT AMENDMENTS

Town Manager Ollis explained that we have been approached by a cell tower company. Our cell tower ordinance is outdated and needs to be updated. Both Planning Director Daniels and attorney Morgan have went through and prepared the document. Attorney Morgan explained the public hearing is required by law when you are considering changes.

Mayor Peoples opened the public hearing. Attorney Morgan explained that in light of the fact that a cell tower application may come in, he and Tim have been looking at the ordinance to refresh themselves on the procedures for an application. Tim found it to be confusing on who does what. Right now, it is a two-part process where the Planning Board considers the application. They go through and make sure everything is on the application. It sounds like a special use permit process, but it doesn't call it that. Under your ordinance the Board of Adjustment approves or denies the permit, but with the cell tower, it comes before you. Under the new 160D planning, it defines what types of permits are recognized under state law. He doesn't see anything that looks like what Tryon has set up for cell towers. They are making the recommendation to put the cell tower applications before the Board of Adjustment like all others. Basically, all it does is declare to get town approval you have to have a special use permit, which is a little deeper dive than the way it was setup. A few other changes that are not substantive. All the changes are in the first three pages. All requirements have to be shown on the plans. It has the same requirements. If and when an application for the cell tower is received, there will be another public hearing for that specific application. What the Board is doing tonight is cleaning up the ordinance and clarifying the special use permit level of review.

Julia Calhoun asked if someone had applied for a permit. Ollis stated no ma'am. Mayor Peoples stated no ma'am. When the phone service was so bad, the people in this office started finding out who we could contact about this. Ms. Calhoun asked about the progress with improvements with Verizon. Mayor Peoples stated his belief is that if a Verizon cell tower is put up, our service will improve. If not, he recommended leaving Verizon.

Daniels explained that in our provisions for building a cell tower, there is provisions for allowing two extra carriers to be installed on the tower. Verizon could rent space to at least two other providers.

Al Converse, 321 Laurel Way they are under the understanding, if someone does make application, the town has already picked the location, near the water plant. Mayor Peoples explained that is the area the tower can be, where we have been told that it will most likely go, because of the height. Ollis explained that our ordinances allow for certain locations. The three locations that are available are Harmon Field, Country Club and Town owned properties. Obviously, the water plant is the higher location.

Mayor Peoples to his knowledge it is to keep below two hundred feet, so that it doesn't have to have lights. We had one at the water plant before, but it has been removed. Most people never knew it was

there. Mr. Converse asked if it had to be two hundred or could it be one hundred feet. Mayor Peoples explained the company was asked what do you need to make this work. Their answer was just under two hundred feet. This will be over the trees, but he didn't think people would pay that much attention to it. Ollis explained the reason they are looking at the one hundred ninety-five feet is because this is the location that best fits for the tower. They looked at Harmon Field and Country Club Road. The location at the water plant is down in a hole near the pond. It will be less visible. Daniels explained this has the best access.

Rick Klinel asked if the Town would be paid. Mayor Peoples stated yes. Mr. Klinel asked if the town could do anything with that money. Mayor Peoples stated yes. Mr. Klinel asked if you could take the income and landscape the surrounding area and help the aesthetics. Mayor Peoples explained we could.

Tracy Morris, Glengarnock Road, asked why we had reservations about Harmon Field, but none about the water plant. What makes Harmon Field not viable in your mind? Ollis explained that it is just a park. At the water plant, people won't have access to it, to be climbing on it. Ms. Morris explained when it is out in the open, it would make it less likely for people to climb on it. Because it will be hidden, what are you going to do to prevent people from climbing on it or go around it. Ollis explained they will have fencing to go around it for security. She feels the income should benefit all instead of just the downtown. Mayor Peoples explained that it brings people downtown to help with the taxes. She then asked if the tower would be brown like the trunk of a tree or just a metal monstrosity. Commissioner Armbrust explained there is masking. Ollis explained that there is masking that can be done, but when you start adding pounds, then they have to have engineers to look into it. The tower drop zone is twenty feet. The engineering fees will probably reduce the fee that we would receive, but we are not worried about that. The main goal is to make it, so that people can call out, especially in case of an emergency. People in that area don't always have a signal.

Vicki from Gillette Woods lives close to where the tower will be located. She read a letter talking about the health of people and the effect of radiation on the wildlife. In July of last year, she had sent Mayor Peoples a book on how the health of people have been affected. Scientific evidence shows the effect of radiation to people. She feels using fiber optics instead of 5G is better. There are many questions that need to be answered. Money is not more important than our health. She asked the board to make the right decision. She handed the board information to read.

Kevin Parker asked as far as the perspective locations what is the difference in the level of service and signal one over the other. Ollis explained from the discussions they have had the water plant is the best fit for overall service. One reason Country Club was not permissible, even though they could get the height, the location was in a bowl. Apparently, according to the engineers the area around Carolina Drive is the area that is hit the hardest with the lack of service.

Erin Miller Winners Circle, wanted to talk about the health aspect as well. She has done a lot of research on the different G's and the effects on the body. The FCC is set at ten million micro watts per meter square. What that means is, the safer level is six micro watts per meter square. She wanted the board to think about the impact of the schools and the people that are living near the tower. She explained the rouleaux effect. It causes you to have headaches, depression and you just can't think. It looks like cauliflower. She is for anything but the cell tower. She asked the board to investigate the health issues, before making a decision.

Ms. Morris asked to have the studies shared with the potentially impacted people. Ollis doesn't have that, but he can ask for them to be emailed. Ms. Morris explained if not, she would pursue other ways of getting the information. Ollis explained the communication was done on site, he doesn't have the information.

Susan Lane Melrose Avenue, would like to say she came here with the mindset of getting better cell phone service, but it would be fair to have a file of the reports and revisit them. She has a landline T-Mobile with boosters. Service is really bad. Before an agreement is made, she would like to see the fiber optic choices. She feels the area should be safe.

PJ Teason First Street, she really enjoys living here, because of the distance from cell towers. A technician told her to forget Verizon and use AT&T, she did and her service is wonderful. She likes the healthier ways and would like for us to research.

Ms. Morris asked the mayor, if this entire issue was initiated by his cell service. Mayor Peoples explained the many complaints that he has received initiated this. Cindy Viehman explained that she has to go outside her business to talk on her cell phone. She has terrible service.

Nancy Holmes asked why the tower on Glengarnock was taken down. Mayor Peoples explained that he was told the company built the tower, but no one ever rented it. Ms. Holmes clarified there would be no lights and no decibel levels. Mayor Peoples explained there would be no lights and shouldn't be a decibel level.

Jeannie Broome asked what is the range of the proposed cell service. She lives up Hogback Mountain and has site of the radio tower and the tower on the mountain. She is surrounded by trees above the water plant. She has little service.

Ms. Calhoun Melrose Avenue has service thirty percent of the time and no service downtown. Her sister has been staying with her and she has AT&T and her service works fine in her house and her shop downtown, so the footprint extends to the middle of Melrose Avenue. Much more reliable.

A lady in the audience lives on Hogback said she tried to get AT&T when she moved here and was told they didn't service the area and had no intentions of servicing the area. She's tried all the services.

David Walen Laurel Avenue, used T-mobil, no service, switched to AT&T and was just as bad. Now has US Cellular and it is pretty good service everywhere. The tower subcontracts out to the others. He is okay with the location of the tower being there. He doesn't think you are talking about large wave bands of naval power or energy. He doesn't think close exposure is good for anyone.

Mayor Peoples explained that we have 100-foot towers at the football field with lights on them. One day kids from another school parked a car nearby and one of them was eighty feet up in the air.

Greg Bucanon lives across from the water plant, he is very concerned about the eyesore and the radiation coming toward his house.

Susan _____ explained that if AT&T is better, maybe someone could contact them and you could look for a safer option.

Mayor Peoples closed the public hearing. We still need to adopt these changes. Attorney Morgan explained that it is just a text amendment that you will need to adopt. Mayor Peoples entertained a

motion to adopt the text amendment as presented by the attorney and planning director that meets the requirements of the state and was recommended by the Planning Board. Commissioner Ingham so moved. The motion carried unanimously.

HISTORIC PRESERVATION COMMISSION UPDATE AND SWEARING IN

Town Manager Ollis explained that we haven't submitted the changes yet but there is an update. Robert Lange explained that there is very little they can do until we are sworn in. Town Clerk Bell swore in Robert Lange, Julie Calhoun, Nancy Gray, David Walen and Dean Trakas as members of the Historic Preservation Commission. Mr. Lange explained they will hold the official meeting to update their bylaws. Ms. Calhoun thanked the board for supporting this. It is really important, aesthetically, economically and spiritually. Commissioner Armbrust asked if the updates were not supposed to be done at the last planning and zoning meeting. Daniels hasn't seen anything to review yet. They will be on the next one. Mr. Lange will have it ready.

MISSING 40 DISCUSSION

Town Manager Ollis explained that in the packet is the lease that has expired and the notice that will need to be advertised if you were to approve to move forward with the lease.

Commissioner Crowell made the motion to advertise the lease. The motion carried unanimously.

LITTLE FREE ART LIBRARY DISCUSSION

Susan Hogan was reading a Smithsonian magazine about a Little Free Library. She had sent the information to the board. She's not asking for money. She's asking for support. It would be about the size of the Book Library. Works the same, you take a piece and leave a piece. She is hoping to have this done for the spring. There will be a committee to help support and take care of the little art library. She presented the board information. Commissioner Armbrust explained that Tryon started on this type of things. Commissioner Ingham explained that they would have support from all. Ms. Hogan clarified she had the board's approval. The board agreed. She will get started.

160D UPDATE

Town Manager Ollis explained that the 160D survey will be posted online. They are asking for suggestions. Planning Director Daniels explained he didn't need approval he was just asking for suggestions. If you have any ideas, please send them to him. Mayor Pro Tem Booker asked if this was the same thing we did last year. Attorney Morgan stated no. The ordinance 160D was the first thing you updated. It requires all towns to have a land use plan, by June 30. It is a long-range plan of what you want Tryon to look like in the future. It will guide your decision in making zoning decisions for the future. If you want to continue zoning, then you have to have this in place before July 1. The state adopted this several years ago, but they gave towns more time.

MINIMUM HOUSING UPDATE

Planning Director Daniels reported that the Flood Plan audit we had last month went well. There were no issues.

1. 45 Canady Lane-hearing is scheduled for November 3rd. Obviously, it's not reparable. He has to wait a minimum of 45 days. That will be in the new year and he will start getting that cleaned up.
2. Broadway-he spoke to the buyer. They are waiting on a completely signed contract. Once signed, they will start on the renovations.

TDDA UPDATE

TDDA Director Henderson explained her usual report is included in your packet. One of the big things they are working on is the joint branding effort with tourism. She introduced Shawn from ArnettMuldrow. He is going to give you an update on the branding. Shawn explained they don't have anything to reveal yet. There was a survey that was sent out and had nearly 500 responses, which is unusual for a town this size. They have worked with Paige and Zach to schedule meetings. There was also a meeting held at the high school. The students were very positive, which is a good sign, because usually students say they just can't wait to get out of town. Event planners, neighborhoods and public meetings and a merchants meeting was held to get feedback on the values of Tryon. People are really interested in the health of their community. He read the brand statement, which comes from all of the input they received at the meetings. Henderson explained they listened to everyone's ideas.

Commissioner Armbrust stated you need to say that in five words. Shawn explained the five words are "The Best Life. In stride". They looked at a lot of ideas. He's been with ArnettMuldrow for seven years and traveled all over the country doing this work. The concept they have put in front of the steering committee is very unique for them. They didn't feel they could come up with one simple logo that told all of Tryon's story. They are going to give a number of icons that represent these very important components that make up the tapestry of the community and can be used at different times in different meetings, depending on the event or the season. He is really looking forward to everyone seeing it, once they have gone through the feedback with the steering committee. It will take a couple of weeks to process all of the feedback and produce all of the output. Looking to be able to roll it out around the holidays.

Robert Lange, from the tourism board wanted to thank Paige. She has done an upstanding job for making this happen. Done in an efficient manner and ArnettMuldrow has been first class in working with us and telling us what the core issues are in the very complex nature of Tryon. That is a long statement, but there is a lot of complexities here. There was a lot of people there. What he took away from last Wednesday is it is so difficult to explain in five words or ten words, but you have to be concise to explain this place. It's virtually impossible, but he is impressed with these guys. Thank you!

Shawn explained they are trying to tell people that you have to experience Tryon. It's hard to use words or pictures.

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

Town Manager Ollis gave an update of what has been going on in town.

1. ArnettMuldrow has been great to work with. He really enjoys the components they bring up.
2. Went through the LGC meeting with the loan to fix Braewick-ASADRA funding-\$1.8 million. He did get the letter that it has been officially approved.
3. He did the financial accountability agreement paperwork. He will do another in December.

4. We will have a table top exercise with SCDHEC over the dam.
5. The Fire Department has done a really good job. They saved a woman from drowning out in the valley. Intense having to listen to all the details.
6. They are also helping the Police Department with the school traffic.
7. They will bring details of the truck that they would like to purchase.
8. The Flock cameras helped the Police identify a suspect with a breaking and entering. They had charges within five hours, because of the cameras.
9. Randall Hodge has completed the Law Enforcement Executive Program at NC State.
10. Public Works has been busy, trying to catch up, have worked overtime trying to make the town look good for Film Fest, he appreciates all their work.
11. Paige's report covers a lot of stuff.
12. Gran Fonda this weekend.

If you need anything, just let him know.

COUNCIL/MAYOR REPORT

Commissioner Ingham thanked the staff and citizens that came out tonight. Whether you like what we say or don't like what we say, he likes to see you come out. He invited those that want to come to Carl Wharton's memorial, it will this Saturday at Harmon Field at 2:00 pm. He reminded everyone to come out and vote.

Commissioner Armbrust thanked all the citizens that came out. He would like to see them all the time. He also thanked our staff.

Commissioner Crowell thanked the staff. He and Bill took a ride up to the mountain lake to see one hundred-year-old pipes. It was impressive. Thanks to the staff.

Mayor Pro Tem Booker thanked Ms. Hogan and everyone for coming out.

Mayor Peoples thanked everybody for what they do. Nearly Perfect, Always Tryon.

CITIZEN COMMENTS & RESPONSES

Karandal Gary asked that the light be checked at Bryan Park.

Daniels read an email sent by Jane Herman stating like everyone else she is frustrated with the cell service, but questions the health effects of 5G. She has concerns about the health issues and wonders if better cell service out ways the health of our community.

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