

**TOWN OF TRYON  
BOARD OF COMMISSIONERS  
NOVEMBER 16, 2021  
TRYON TOWN HALL – MCCOWN MEETING ROOM  
WORK SESSION 6:00 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

**CALL TO ORDER**

Mayor Peoples called the work session to order.

Town Manager Ollis explained that he will schedule budget meetings on Monday, Wednesday, Friday at different times, so that everyone will be able to attend most of them. He will try to have enough times so that all can attend. He wants to try and schedule meetings with the town staff in December and you all starting in January or February and hopes to finalize in March. Commissioner Ingham and Crowell are pretty flexible. He will need Crys schedule, the mayor's track schedule and he knew Chrelle is at night only.

The second thing we need to talk about is how to handle Summer Tracks. The auditors have issues with the way this is done. We can turn it over to Peter completely and charge a rental fee for the park. Then he would be in charge of everything to do with the concerts, collecting the money and paying the vendors. Crowell recommended making it a private event. Ollis explained the town wouldn't have anything to do with this. He is sure that he will ask for the money that we have received for the concerts and we need to know what to do with it, knowing that some of the profits were to be used for Rogers Park. The board agreed to be separated from summer tracks and discussed the fees. He will get more information to you.

Ollis updated Mayor Pro Tem Booker and Commissioner Armbrust that just came in on what had been discussed. Booker asked if the public could attend the budget meetings. Ollis stated yes, anyone can attend.

Booker replied she had heard responses from some of the people that attended the meeting on cell towers. They were surprised that so many showed up. Ollis spoke to Ed Justice about the tower. They will approach us to pay \$850 a month. He asked him if they could disguise it as a tree. Justice told him they could do that, if the rent could be dropped to \$500 a month. Booker doesn't think looking like a tree is worth the reduction in the rent. Peoples looked up everything that people had said and found an article from the New York Times where they investigated what people were saying and debunked it. Ollis replied the consensus seems to be the \$850. He will let him know your preference so that he can prepare an application.

Booker explained that she, Zach and Pam have been discussing the property that was owned by Otis Vernon. A relative wants to purchase the property from the town. The town is using it as a park. If that is not possible, he would like to be a part of the naming process. He has a name that he would like to

suggest. Mayor Peoples asked if that was the property that we installed a pipe under for the cross over. Ollis stated yes it has a pipe under it. He used the kudzu grant from the Polk County Appearance Committee to help get rid of the kudzu, put in some rock, took the trees that we took down a year and a half ago and used them as a backstop for parking. Built a picnic table and put out some wildflowers. Crowell asked if he wanted to build a house on it. Booker wasn't sure, but he had been trying to get the property before the town did. Mayor Peoples asked what does he plan to do with it? Booker can ask him, but some people like to keep family-owned property in the family. She can get more specifics. Mayor Peoples asked if it was in the flood zone. Armbrust asked how he lost it? Mayor Pro Tem Booker thinks it was taxes. He seemed to think they still owned it and was talking with Pam when he was told the town owned the property. Mayor Peoples feels we could name it after them. Ollis explained that Mr. Whitesides had contacted him about two years ago. You had identified the properties going down East Howard as wanting to own all the properties near the creek to make a walking trail to connect with the conservancy property. He had asked to be involved in building the park. If it remains a park, he thinks it will be a beautiful entry to the greenway. Ingham has no problem with him naming it. Booker explained that he had tried twice to get to the meetings, but he has been held up and couldn't make it.

Booker has talked with Zach about the abandoned houses on the eastside. The two main ones are 1) right next to the park that we are talking about and 2) the one on Peake Street. He has abandoned those properties over the past two years. Then there is the Cleveland property. Ingham stated it looks like someone moved in and just hasn't cleaned it up. Booker also noted the one on Lyles Street, Mr. Glenn's property is overgrown. The Eastside residents are complaining heavily about those issues. Ollis responded that a couple of people came to Dr. Carson about the issue at church. He has tasked Tim to get back on this property. The problem with the log cabin looking one is it wasn't cleaned up, but within the last couple of months, someone has kicked the door in and taking stuff out of there. The door has been open, but may be closed now. He will have to check. He drove by the one on Cleveland with Dr. Carson to see how bad it had gotten. They have destroyed this one. Tim has attempted to contact the man a couple of times. He will have to do the same with the one on Lyles Street.

Booker also asked about David Henderson's house. Mayor Peoples explained this is the one on Pine Street. Some of the same stuff has been done to this house.

Ollis explained they will keep on top of those. The sad thing about the one on Howard Street, they started putting money into it and then just stopped. We have taken down more homes in the past three years than we have in a long time. Booker stated it's not so much that we are taking them down, it's just getting them completed. The one on Cleveland had asbestos and it was flying everywhere. Ingham hasn't seen any change at that one in a couple of years. Mayor Peoples stated there is a place behind the Triangle Stop. Ollis explained that Tim has been watching that one and it looks like cars were moving back and forth. It seems the man has been working on cars. Ollis explained the ordinance only allows for one junk car on your property and it has to be behind the building, so this is an option Tim could try.

Booker asked that Tim ride around a couple times a month to check on things. Ollis stated he rides around with Jeff to check. Armbrust asked how many miles of road do we have. Ollis explained about twenty-eight miles, plus DOT roads. Booker explained she rides around town all the time. It's not just the signs, he should be looking for.

Booker stated the bridge looks good. Armbrust asked if the Erskine Bridge sign is still there. Ollis stated yes, but he will have it removed. The project is not done. He still has some work to be done.

Ingham stated we need a public bathroom. We've come up with the caboose idea. Crowell explained that he has a third idea. Beside the clock tower, you will lose one parking space, will be twenty-two feet wide, men and women's restrooms, concrete walls and a roof like the one at Rogers Park. Could do it for about \$30,000. Armbrust explained there used to be commercial buildings there. The location next to Bob Morgan's building was also discussed.

Booker asked about the plans that John Vining had sent us. Crowell stated the cost. Mayor Peoples stated he was talking about next to the Gulf building. Ingham asked about the Depot property. Crowell feels it will be better if they were located on Main Street. Ollis replied that we have the green restrooms option and the Lane property restroom option. We could rent a location from an individual for restrooms. Crowell stated that's temporary. Armbrust said we could buy the Zuschlage property for \$275,000. Mayor Peoples asked about the Owens Pharmacy building. Ollis stated he could talk to him. Crowell asked why we couldn't just go ahead and build the restrooms at the clock tower and have them operating by spring. He has talked to someone and they said it would be about \$13,000 to pour the walls. We have talked about bathrooms for years, let's do something. Bill Mosseller does concrete work, the guy on Broadway, and David Cothran could give us a quote.

Booker asked about the new businesses in Town. Ollis named them off.

Crowell notified the board that we need a food truck on the Plaza between December 15, 2021 through January 20, 2022. He has been told that Huckleberry's will be closed for a wedding during this time and he feels they should pull in the Cuban food truck for that time. Ollis has heard rumors. Armbrust knows someone that might do that. He will ask them tonight.

Crowell saw someone walking from New Market to Side Street, pushing a person in a wheelchair. We need a sidewalk there.

Armbrust asked when the dip in the road would be repaired. Ollis stated Blake is going to email DOT each week until it is repaired. Ollis will draw up a letter for all of you to sign to send to DOT.

Armbrust asked about the firing range agreement. He asked three months ago for this. It would be in the printed copies of the agendas on the third floor. Ollis will continue to look, but Jeff nor Susan has found anything.

Armbrust gave his qualifications to be able to make the statement that he is getting ready to make. He taught for ten years as a head teacher in the division overseeing public relations, administrative communications and advertising in the number one ranked program, in the United States at a flagship university of South Carolina. What he wants to know is. We are spending money for branding and he would like to see some graphics of the organizations and the community buy in, to what is being proposed. He has reviewed much of the material and he feels there is one piece that is ill considered and that is the tag line itself. Terrible, absolutely terrible, for a tag line for Tryon, in his opinion. Ollis explained what they are proposing is the tag line. THE BEST LIFE. IN STRIDE. Armbrust replied it is terrible. He hopes they will reconsider. Ollis explained what they have designed is a branding system that can be utilized by more than just one. There is a constant piece in the logo that can change for literally everything, between organizations, departments, tourism, TDDA, any facet of the community as

a whole. They did one for the Eastside, Pearson's Falls and equestrian events in general. With that facet for branding to be able to change it however you need it to. You can change it to THE BEST LIFE, and whatever relates to your cause, organization, town event, whatever. While Crys opinion is very fair, there is reasoning behind this. What they found is it is hard to fit Tryon. Armbrust replied, of course, it's their job. Ingham replied the IN STRIDE doesn't roll right with him. Armbrust-it's terrible. Mayor Peoples replied the thing is, it doesn't sound any better than NEARLY PERFECT, ALWAYS TRYON.

**ADJOURN**

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

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J. Alan Peoples, Mayor

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Susan B. Bell, Town Clerk