

**TOWN OF TRYON
BOARD OF COMMISSIONERS
JANUARY 18, 2022
TRYON TOWN HALL – MCCOWN MEETING ROOM
7:00 P.M.**

Present: Mayor J. Alan Peoples Mayor Pro Tem Chrelle Booker

Commissioners: Bill Crowell, Bill Ingham Absent: Crys Armbrust

Staff Present: Town Manager Zach Ollis Town Clerk Susan Bell
 Police Chief Jeff Arrowood Planning Director Tim Daniels
 Fire Chief Josh Walton TDDA Director Paige Henderson
 Town Attorney William Morgan

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 stated Zach wanted to add closed session for personnel. Peoples will make that 14b and asked if there were any others. Being none, he entertained a motion to adopt the agenda. Commissioner Ingham so moved. The motion carried unanimously.

CONSENT AGENDA

Mayor Peoples asked if they are any additions, deletions or corrections. Being none, he entertained a motion to adopt the consent agenda which includes the minutes, tax releases for Henderson County Habitat (\$299.29, \$291.43 & \$268.85) and the financial report for December 31, 2021. Commissioner Ingham so moved. The motion carried unanimously.

RECONVENE PUBLIC HEARING FROM DECEMBER 21, 2021 HISTORIC PRESERVATION COMMISSION

Mayor Peoples reconvened the public hearing from December 21, 2021. Town Manager Ollis explained last month we had a situation where Tim went to the Planning Board with the proposed ordinance. The Planning Board wanted more time to review. Attorney Morgan stated his only addition is Section 3 that states:

Section 3. The text amendments set forth herein are consistent with the comprehensive land use plan and any other officially adopted plans (including the Town Code and Zoning Ordinance) and is reasonable and in the public interest because the historical, cultural and aesthetic heritage of the Tryon is among one of its most valued and important assets and the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people.

With any rezoning or text amendment you have to have a statement that states it is consistent with the plan. Planning Director Daniels reported after reviewing the Planning Board recommends approval of the proposed ordinance.

Mayor Peoples asked if they are any comments. Being none, he closed the public hearing and entertained a motion to adopt the Historic Preservation Commission Ordinance as presented. Commissioner Ingham so moved. The motion carried unanimously.

PUBLIC HEARING: REZONING APPLICATION R-2 TO RM

Town Manager Ollis stated Jon Varner and Shea Lewis are looking to rezone their property. Planning Director Daniels stated they have made application to rezone parcel #T9-A4 to be used as some type of duplex as the home next door. He brought it before the Planning Board and they recommended the approval of the rezoning of parcel T9-A4 from R-2 to RM-Multi-family, finding it would be consistent with the immediate zoning map and adjacent property buildings, as there is a duplex on one side and condominiums on the other. It is also reasonable as RM is frequently used as a transition from Business zoning to single family housing zoning. Commissioner Ingham replied this makes sense to him.

Mayor Peoples opened the public hearing and asked if they are any comments. Being none, he entertained a motion to adopt. Commissioner Ingham so moved. The motion carried unanimously.

APPOINTMENT(S) TO HISTORIC PRESERVATION COMMISSION

Town Manager Ollis stated you have an application for the Historic Preservation Commission from Ellen Reichenbach. Mayor Peoples entertained a motion to appoint Ellen Reichenbach to the Historic Preservation Commission. Commissioner Crowell so moved. The motion carried unanimously. Town Clerk Bell swore in Ms. Reichenbach.

BUDGET AMENDMENT NO. 2

Town Manager Ollis presented Budget Amendment no. 2. This covers additional revenues and expenses in the General Fund totaling \$194,016, along with an increase in the Fire Department Revenues to cover overtime and other expenses totaling \$38,795, and an appropriation from Fund Balance to cover the purchase of a new lawnmower for Harmon Field \$20,190. Mayor Peoples entertained a motion to adopt Budget Amendment No.2. Commissioner Ingham so moved. The motion carried unanimously.

INPUT ON PUBLIC BATHROOMS

Town Manager Ollis reported comments are being received on the public bathrooms. Commissioner Crowell stated his estimate was for a 12x20 concrete building. Mayor Peoples asked if Ollis had talked to the other person about this. Ollis will have to check on this later. He will contact Dean Trakas about drawing some plans. Ms. Reichenbach suggested making them gender neutral to save money.

MINIMUM HOUSING UPDATE

Planning Board Daniels reported that he didn't have anything on minimum housing. He did want to report that on Christmas Eve our old server stopped working. That created about 2.5 to 3 weeks of fires to put out. There was a lot already on the new server and that helped some. This took up most of his time this month and he will get back on the minimum housing now.

TDDA UPDATE

TDDA Director Henderson reported that you have her report and she will be working independently on the Municipal Service District that she had proposed, getting more details and information out. She hopes to bring you a petition within the next month or so. TDDA needs to hold budget workshops and work plan workshops. Main Street program requires them to keep their work plan current. She is hoping to do some long-range planning.

Mayor Peoples asked how many awards have we received. Henderson replied we certainly have gotten a lot of recognition since becoming an officially accredited Main Street member in 2015. We have a way to go. Sherry Adams is working with them. She lives in Inman and loves Tryon. She has only good things to say about us. We are definitely up and coming for Main Street Towns.

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

Town Manager Ollis recognized Paige for Tryon Midnight. The food truck was a great touch. The Police, Fire Department and Public Works Department have really worked hard. The public works crew came in around 3 or 4 in the morning pushing snow until they couldn't keep up. They were going to work on the driveways where the snow was pushed up when scraping, but they were called off to work on water breaks. They are probably still clearing the lines now. The Fire Department was the station if needed. They did pick up dispatch for us. Our roads look really good. The Fire Chief wanted him to mention, Columbus wants our service truck and they have a mini pumper they are willing to trade. You had already approved the purchase of a mini pumper. It's legal and if you are fine with it, he will get things started and bring back to you the final paperwork.

Mayor Peoples reported the complaints he has gotten was the snow at their driveways. He told everyone, they do not get out of the truck and remove snow from each drive. Our first priority is to get the roads ready so if we have a fire or need EMS, rescue and police can get there. Staff will get back to clearing the driveways hopefully tomorrow.

COUNCIL/MAYOR REPORT

Commissioner Ingham thanked everyone for coming out. Thanks to staff for everything you do all the time. Thanks again. Be safe out there.

Commissioner Crowell thanked staff. He thanked Jody and the guys. He knows they need some rest. Thank you for coming.

Mayor Pro Tem Booker gave a huge thank you to everyone and her desire is that everyone has an awesome 2022.

Mayor Peoples reported "Nearly Perfect, Always Tryon". He saw a saying the other day that said "You northern folks, your weather is out here in my backyard drunk, please come and pick it up".

CITIZEN COMMENTS/RESPONSES

Julia Lambakis was here last month and asked if there was any further discussion about the petition for Lake Lanier. Town Manager Ollis reported they haven't started discussion yet. We are holding budget meetings and this will be discussed. The next meeting will be this Thursday at 6:00 pm.

Mayor Peoples has been here for twenty years and since this man (Zach) has been here, he has managed to save us enough money so that we are not in the red at year end and has fixed some problems.

CLOSED SESSION

Mayor Peoples entertained a motion to enter closed session, to discuss personnel. Commissioner Crowell so moved. The motion carried unanimously.

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk