

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
SEPTEMBER 19, 2023 7:00 PM**

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

Commissioners: Bill Crowell, Crys Armbrust Absent: Commissioner Bill Ingham

Staff Present: Jim Fatland, Town Manager Susan Bell, Town Clerk
 Tim Daniels, Planning Director Randall Hodge, Police Chief
 Greg McCool, Public Works Director Josh Walton, Fire Chief
 William Morgan, Town Attorney

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.

SPECIAL PRESENTATION: PROCLAMATION HONORING BROCKS CLEANERS 75TH ANNIVERSARY

Mayor Peoples presented Wes Sessoms with a proclamation honoring Brock's Cleaners 75th Anniversary.

AGENDA ADOPTION

Mayor Peoples asked for additions, deletions or corrections. Being none, he entertained a motion to adopt the agenda. Commissioner Crowell so moved. The motion carried unanimously.

CONSENT AGENDA ADOPTION

Mayor Peoples asked for additions, deletions or corrections. Being none, he entertained a motion to adopt. Commissioner Armbrust so moved. The motion carried unanimously.

DOWNTOWN ENTRANCE SIGN "WELCOME TO HISTORIC TRYON AND ARTS DISTRICT"

Town Manager Fatland reported last month the board discussed the historic and arts district sign and you okayed the sign to be up there. Planning Director Daniels presented several options for the sign at the meeting you held this past Friday and he has more options now. Commissioner Armbrust commented the Historic District is a national designation and the Art's District is a local designation so the words should be reversed. Denny Crowe asked about the branding. Mayor Peoples responded they didn't like it. Since Morris has been around for 100-years they decided to put him in there. Mark Byington had done some renditions of the sign. Shelly Self made the comment that black and white is more readable from a distance. Mayor Peoples asked Tim to do a mockup of the options that have been discussed and send out to them.

PUBLIC WORKS GARAGE RELOCATION ENGINEERING SERVICES

Town Manager Fatland reported the Town had retained SDG Engineering to evaluate relocating the Public Works Garage located currently at 77 Maple Street. Meetings were held to solicit input from the local businesses and Town employees regarding a new location.

He recommended approving Engineering Service Agreement for Geotechnical Services (\$12,200) for the Waste Water Treatment Plant site that was the proposed new location, approve survey costs for existing site of Town owned PW Garage (\$14,500) and to approve Grantsmanship Services Agreement to help write the grant (\$4,000). The cost of not to exceed \$30,700.

Mayor Peoples entertained a motion to approve Geotechnical Services for the WWTP site, the survey cost of the PW Garage and the Grantsmanship Services Agreement, not to exceed \$30,700 for all three. Commissioner Ingham so moved. The motion carried unanimously.

FY24 CAPITAL EQUIPMENT PURCHASES

Town Manager Fatland reported that he had shared with council at the September 15th work shop, the police cars have been on order for two years. Police Chief Hodge called Vic Bailey in Spartanburg and they had two cars, so we went ahead and purchased them. Stott's Ford called and said they had two coming in in October, so looking at the fleet, the oldest one is a 2012, we are thinking we go ahead and purchase the additional car and not ask for anymore in FY25 and FY26. The sidearm mower for the street department needs replacing. The quote was for \$115,000, but when they went out to bid for state pricing, the lowest bid was from John Deere at a cost of \$30,000 more than the estimate. He would like to amend the budget for that amount and finance the mower for ten years. Recommendation is to purchase the third police car from Stott's Ford for \$56,000, which covers the price of the vehicle and all of the equipment and to purchase the sidearm mower and tractor from John Deere for \$146,000. That would increase the loan proceeds from \$227,000 to \$313,000. He will come back next month with the financing rates for the vehicles and you can vote on the financing next month.

AD HOC COMMITTEE FOR HARMON FIELD COMMUNITY CENTER

Town Manager Fatland reported at the Harmon Field Board of Supervisors meeting, they were approached by a group that wants to install pickle ball courts. They are using Debra Torrence to make application. She has run into a brick wall in looking for money. He would like to appoint an Ad Hoc committee to help with 1. Pickle Ball, 2. Would like to bring back the community gardens and 3. Restore the building to a community center (\$1.2 million). He would like to get citizens and non-profits together to start looking into these items to apply for a grant.

Mayor Peoples entertained a motion to set the committee as proposed by the manager. Commissioner Armbrust so moved. The motion carried unanimously.

TOWN GRANT FOR HARMON FIELD

Town Manager Fatland reported that you wanted to be proactive in maintenance. He and the Public Works Director got together to discuss the issues at Harmon Field. There was no mulch in the playground area, the bathrooms were in bad shape and the equipment needed to be repaired. The three employees that were there have resigned and moved on. You will see some dramatic changes at Harmon Field. His idea is for the town to grant Harmon Field \$10,000 to get moving on some of the repairs.

Commissioner Ingham made a motion to grant Harmon Field \$10,000. The motion carried unanimously.

FY24 BUDGET AMENDMENT NO. 2

Town Manager Fatland reported that budget amendment no. 2 includes the items that have been discussed, the loan proceeds, the \$10,000 to Harmon Field and the Tourism Board wants to approve grants for downtown, so he included money for that.

Mayor Peoples entertained a motion to approve Budget Amendment No. 2. Commissioner Crowell so moved. The motion carried unanimously.

PUBLIC HEARING: TEXT AMENDMENT: EV CHARGING STATION

Planning Director Daniels reported we have a text amendment on the EV Charging Stations. It is to amend the zoning ordinance regulating electric vehicles, adding to Section 72 Stopping, Standing and Parking.

§ 72.20 PARKING AT PARKING SPACE EQUIPPED WITH ELECTRIC VEHICLE CHARGING STATION.

(A) Only electric vehicles plugged in or otherwise connected to an electric vehicle charging station may park in a parking space equipped with an electric vehicle charging station.

(B) An electric vehicle which is not plugged in or otherwise connected to an electric vehicle charging station is prohibited from parking in a parking space equipped with an electric vehicle charging station.

(C) A non-electric vehicle is prohibited from parking in a parking space equipped with an electric vehicle charging station.

This went to the Planning Board last Thursday and was unanimously approved. As you know we have the two EV charging stations at the Depot building. This is just to allow people to look online and see where the locations are. It will give the police authority, if someone is parked there and are not electric vehicles.

Mayor Peoples asked if there were any comments on this. Being none, he entertained a motion to adopt 72.20 as proposed by Zoning and Planning. Commissioner Ingham so moved. The motion carried unanimously.

TEXT AMENDMENT: LAKE LANIER BUOYS

Planning Director Daniels reported the next one is to amend the regulations by the Town of Tryon to define buoys and limit the distance that buoys can be placed from the shoreline at Lake Lanier. Currently buoys are not defined. Under section 2, the definition is added: Buoy: an anchored float serving as a navigation mark, to mark shallow areas or other hazards. Under Section 7: Prohibited Uses or activities: (c) Personal buoys is added. This also went to the Planning Board last Thursday and they recommended approval. Floats and platforms already are not allowed more than 25 feet from the shore.

Commissioner Ingham made the motion to approve. The motion carried unanimously.

TDDA UPDATE

Town Manager Fatland reported Michelle is under the weather tonight and would not be here. She did make a report for you that is included in the packet. She has been working on the budget for next year and the Municipal Service District. You want the businesses to petition this board for the taxes and she

is working on all the events that will be occurring. Mayor Peoples has been working on finding spaces for parking for years. He is also working on some of the empty spaces on the back on the buildings.

MINIMUM HOUSING/PLANNING UPDATE

Planning Director Daniels reported on Michelle's behalf the Tryon Dog Mayor election is this Friday (4th Friday event). You can vote online. Proceeds will be split between Foothills Humane Society and Paws Prayers and Promises. They have a lot of great contestants out there. There will be a plant sale also.

1. 144 Cleveland-was cleaned up, he allowed bricks to remain to be used as infill.
2. 51 Shepherd & Peake Street-he hopes to have the ordinances ready next month.
3. 160 Cleveland-has cleaned up the property, good candidate for minimum housing, will get in there soon to do an inspection

He also has some junk vehicle notices out and will get those cleaned up as well.

TOWN APPOINTMENTS TO SALUDA GRADE TRAIL

Town Manager Fatland reported after the last meeting, Conserving Carolina requested a meeting with 2 reps from Polk County, 2 from Saluda and 2 from Tryon. Commissioner Crowell went with him to the meeting. He would like for you to officially appoint them. Tommy Melton had reported to him that all the county commissioners supported the trail. They just want to make sure the communication is kept open. Commissioner Crowell reported they had concerns about EMT, police and security. The Fire Chief wants to get with Landrum and Saluda to visit the Virginia Creeper so they have an idea of what is coming our way. Commissioner Ingham made a motion to appoint Town Manager Fatland and Commissioner Crowell to be the representatives. The motion carried unanimously.

TOWN MANAGER'S REPORT

Town Manager Fatland reported he had spoken to State Senator Tim Moffit and House Member Jake Johnson concerning three projects that are having sewer problems. Hidden Hill, Oak Street, Markham and Grady for a cost of \$2,223,500. Their budget hasn't been approved, but it should be by the end of this week. He would like to go ahead and get an engineer to look at the projects. He will be driving to Columbia tomorrow. SCDEHEC is having a meeting with FEMA to discuss the funding grant. It will be for seventy-five percent and he feels he can get the additional funding from our representatives like we did for the sewer projects. He will give an update next month. Also, next month he will have an item to discuss replacing the street lights.

COUNCIL/MAYOR REPORT

Commissioner Crowell thanked Town staff. Harmon Field is starting to look really nice. He appreciates everything staff has done and the citizens for coming out.

Commissioner Ingham reported it is nice to see a big crowd. We do listen. It may not appear that way, but we do listen. He thanked the staff for all of their hard work, everything looks good, except on Sunday morning when the trash is left out on the streets.

Mayor Pro Tem Booker concurred with them. She thanked everyone and reminded them to look out for the bears.

Mayor Peoples reported that he is downtown daily and meets a lot of new people that love this town like he does.

CITIZEN COMMENTS & RESPONSES

Mitzi Sabo asked if there was an ordinance about feeding wildlife. There are problems with the bears getting into the trash. Ms. Day responded she was the one feeding the wildlife and feels they can discuss this outside of this meeting. Ms. Sabo responded Ms. Day has been notified and she hasn't changed. Mayor Peoples reported we have nothing in our ordinances. They are being run out of their habitat. Ms. Sabo asked if we could add something to the books. Mayor Peoples responded it would have to go through our attorney and manager.

Mike Hrobak reported that he had purchased a building and has been remodeling and wants to be able to have open carry for alcohol on Pacolet Street. Town Clerk Bell feels this has already been done and will be checking on it. Commissioner Ingham made a motion to direct staff to check on this and to report back next month with direction. The motion carried unanimously.

Mayor Peoples reported that there is nothing that can be done about the bears. Ms. Sabo asked about bear proof containers for the trash.

Skip Crowe suggested with all the changes expected in the next few years, the Town put charettes throughout the town of drawings of what the town will look like in the future. Mayor Peoples responded we have probably \$25,000,000 worth of needs and it would be great to get a grant to help with funding. We have a downtown association and tourism association. Mr. Crowe would like to spearhead this. If the trail comes through here, it is going to affect everyone.

Jean Prewette suggested as Tryon develops more, we need to look at what we really need. We are a community with children and need to be sure to include everyone on the decision of what Tryon needs.

Karandall Gary suggested putting another trash can on the Eastside. He walks and picks up trash along the road and has no place to put it. Commissioner Ingham feels we can help with that.

Joyce Kimpton made a suggestion that as we get closer to moving the maintenance shed, please do not sell that property until you have made some decision that's accountable for the little brick building. There is plenty of parking there. It is part of this town's history. Mayor Peoples responded they have talked about this. Kimpton reminded everyone that it was the Fire Department, Town Hall and Police Department and is part of our history. We have torn down too much already. Planning Director Daniels suggested giving it to the Historic Preservation Committee to get it designated.

Alan Casavant reported downtown on Sundays the garbage in some areas of Trade Street is really bad. Mayor Peoples responded we talked about this in the work session and are trying to come to a solution. Manager Fatland will be working on a commonsense decision. It doesn't make sense to bring in the sanitation crew for this.

ADJOURN

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

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk