

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
AUGUST 06, 2024 7:00 PM**

Present: Mayor J. Alan Peoples

Mayor Pro Tem Chrelle Booker

Commissioners Present: Bill Crowell, Crys Armbrust

Staff Present:	Jim Fatland, Town Manager	Susan Bell, Town Clerk
	Greg McCool, Public Works Director	Tim Daniels, Planning Director
	William Morgan, Town Attorney	Scott Holt, Police Chief
	Josh Walton, Fire Chief	Lourdes Gutierrez, TDDA Exec. Director

CALL TO ORDER

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

SPECIAL PRESENTATION: CAROL BROWNING, SECOND WIND HALL OF FAME PRESIDENT

Carol Browning is representing the Second Wind Hall of Fame which was formed over 50 years ago with the Tryon chapter being the first local chapter to be formed in 1978. She is the current president of the organization. She goes on to say the following:

The mission of Second Wind is to identify those outstanding volunteers who contribute so much to the quality of life in our community, to provide recognition for retirees 60 years and over for outstanding service to others and to their community, to recognize those who have had a useful and productive life continuing beyond retirement while others paused to rest. They caught a second wind and began a new career of service to the community and to mankind. Today, the Tryon Downtown Development Association recognizes one of its volunteers as a candidate for the Second Wind Hall of Fame, and I, as president of the Second Wind Hall of Fame, am here to bestow this honor on Wanda May.

Wanda is currently the Board Treasurer for TDDA. She was actually one of the founding members of TDDA. She's been involved with TDDA off and on all these years, serving in almost every position, and I can vouch for that because I served on the TDDA Board at one time with her. She is treasurer of the Tryon History Museum and a member of the planning board for Tryon. She has volunteered at the Tryon Visitor Center, sung with the community chorus, sings with the choir at Holy Cross Episcopal Church. She's volunteered at Tryon Midnight, the museum's golf tournament. Wanda was instrumental in Tryon becoming part of the Main Street Program. She moved to Tryon in 2007. She has a Master's of Urban and Regional Planning and worked as a management consultant. Wanda is married to George May.

Wanda, it is my pleasure to present you (and really my pleasure, I've been working on this for a long time) with a certificate electing you to the Second Wind Hall of Fame. This certificate reads, "Wanda May has been elected by the Board of Directors to the Second Wind Hall of Fame in recognition of a useful and productive life continuing beyond retirement while others pause to rest. This dedicated person caught a second wind and began a new career of service to the community and to mankind. May God give this servant strength to continue constructive efforts, radiant with courage and an inspiration to all. This was sponsored by the Tryon Downtown Development Association." Thank you.

SWEARING IN OF NEW TRYON POLICE CHIEF

The new Tryon Police Chief, Adam Scott Holt, was sworn in by Town Clerk Bell.

AGENDA ADOPTION

Mayor Alan Peoples asked for an addition: contract auditing services. Item 12B will become contract auditing services. He asked for deletions and corrections. Hearing none, he entertained a motion to adopt the agenda. Commissioner Bill Crowell so moved. The motion carried unanimously.

CONSENT AGENDA ADOPTION

Mayor Alan Peoples asked for additions, deletions, and corrections to the Consent Agenda, which includes the Board minutes, grant status report, and the NCLM Quarterly Revenue Report. Hearing none, he entertained a motion to adopt. Commissioner Crys Armbrust so moved. The motion carried unanimously.

APPOINTMENTS TO BOARDS

Mayor Alan Peoples reported that a couple of people were appointed last month, one for a 4-year term and the other for a 2-year term, but it wasn't specified who got which. He suggested that Mr. Sloan take the 2-year and Ms. Cromer the 4-year term. Mayor entertained a motion to adopt. Commissioner Bill Crowell so moved. The motion carried unanimously.

Town Clerk Bell reported there was one more application for the Saluda Grade Trail Board. Mayor Alan Peoples made a motion to appoint Guy Henry to the Saluda Grade Trail Board. Commissioner Bill Crowell so moved. The motion carried unanimously.

RESOLUTION AUTHORIZING THE FILING OF A FINANCING AGREEMENT FOR FIRE APPARATUS

Town Manager Jim Fatland reported the authorized purchase of a fire engine replacement is ready for delivery within the next 30 days. He said the reason it's on the agenda this month is the state treasurer has got a hard passed rule that if you do it after October 1st, your audit for 10/30/24 has to be done, and last year he shared with the council that only 17% of the city's got it done by October 31st. Jim Fatland said he got ahold of the state treasurer and had a meeting and conference call with him, and they're all set to go for the September meeting. He would like to get a loan to purchase the fire truck. The purchase price is \$852,000. He said Town

Clerk Bell and himself have contacted several banks and their bids are due tomorrow (08/07). He would like to have council consider approving the resolution to call the application so it can be on the September Agenda.

Mayor Alan Peoples opened the floor to questions. Hearing none, he entertained a motion to accept the authorization of the application for the fire engine. Commissioner Crowell so moved. The motion carried unanimously.

RESOLUTION AUTHORIZING GRANT APPLICATION FOR FEMA FUNDING FOR LAKE LANIER DAM PROJECT

Jim Fatland, Town Manager, reported that he's been working with South Carolina DHEC on securing funding for the dam. The application is due August 16, 2024. He said that FEMA has been slow on getting the money out to the states. South Carolina has not received the money. However, South Carolina hired their own consultant to evaluate all of the dams in South Carolina in order to prioritize the dams in need of money, and Lake Lanier is on the list of top priority. He continued to report that the application is two-fold. FEMA has given money this year for the design which will pay the 65% of the design and the 35% loan. Next year, in 2025 and 2026, they're going to be doing another grant application for the construction. The estimated cost for the design and the construction of the dam is \$7 million. This resolution authorizes the town to submit the application for the design portion of the project.

Mayor Peoples entertained a motion to authorize the submission of the grant application for the design portion of the Lake Lanier Dam project. Commissioner Bill Crowell so moved. The motion carried unanimously.

RESOLUTION ACCEPTING OFFER & ACCEPTANCE FOR DIRECTED PROJECTS FROM 2023 APPROPRIATIONS ACT-WASTEWATER & WATER

Town Manager Fatland reported that this project will fund Oak Street Rehab Sewer, Hidden Hill Sewer Rehab, and Markham/Grady Sewer Rehab Project. It's 100% funding and the town has been offered the money. There are 2 separate offers. The wastewater portion is for \$1,595,121 and the water portion is for \$604,877. Mr. Fatland gave credit to State Senator, Tim Moffitt, and his office—they worked very closely with them to get this funding secured and were very supportive. The design is finished which will allow him to officially move forward.

Mayor Peoples entertained a motion to accept the offer for the wastewater funding. Commissioner Crowell so moved. The motion carried unanimously. Mayor Peoples made a motion to accept the offer for the water portion. Mayor Pro Tem Booker so moved. The motion carried unanimously.

FY23 AMENDED AUDIT CONTRACT

Town Manager Fatland reported that the contract has been revised and is \$3,315 higher than approved. Mayor Peoples entertained a motion to amend the FY23 contract to \$28,315. Commissioner Crowell so moved. The motion carried unanimously.

DISCUSSION OF RULES FOR ROGERS PARK

Commissioner Bill Crowell suggested the following rules for Roger's Park in order to avoid expensive repairs in the future:

- No hanging items in the roof frame (there's a cable in the back for hanging banners or backdrops)
- No hanging items from the rubber roof
- No stapling things to the beam (there are hooks already in the beam)
- Renters must clean prior to leaving (anything brought in needs to be removed)
- Hanging a sign that lists the rules on the back side of the beam

Town Manager Fatland mentioned that the rules should be part of the application, so when renters sign it, they are held responsible for following them. Commissioner Crowell reported that he pulled over 300 staples out of the beam. He's going to try to get help to bleach and refinish it again in August or September which should be done every 5 years since it's looking green.

MCCOWN STREET ROAD CLOSURE FOR 09/28/24 TRYON HISTORY MUSEUM

A request was made for closure of McCown Street on Saturday, September 28, 2024 from 7 a.m.-6 p.m. during the 10th anniversary celebration of the Tryon History Museum for an antique car show. Mayor Peoples entertained a motion to approve the street closure. Commissioner Armbrust so moved. The motion carried unanimously.

LANDSCAPE DESIGN PLAN FOR DOWNTOWN EMBANKMENT

Planning Director, Tim Daniels, introduced Denny to discuss the landscape design for the embankment around the clock tower. She reported that they hired Deborah Torrence to help write and secure a \$10,000 grant from the Western North Carolina Community Foundation. Other money came from TDDA, the Tryon Garden Club, and the Polk County Appearance Commission. The original vision was to be able to add landscaping to the left and right of the clocktower. However, the limited budget didn't allow for that so it was suggested by Mark Byington, the landscape designer, to focus on one smaller piece to fit the budget, which is what he did. The landscape plan includes a fair number of natives as well as structural plants that need to be there for evergreen effect in the winter. She thinks it's a great plan and is very excited about it. J&A Landscaping will be responsible for clearing and site prep for the landscape plan, and they will install everything. She mentioned that the end result may not look exactly like the plan because it's an old embankment and they will not know what's in there until work begins on clearing the area. Also, this work has to be done by the end of the year. She hopes that this fall the design committee, which is under TDDA, is going to undertake a fundraiser for doing more landscape lighting on Trade Street. The object is to do earth and sky friendly lighting on the native trees that are along Trade Street and do some additional landscape lighting on the new plan.

MURAL PRESENTATION

Planning Director, Tim Daniels, presented Mike's proposal for a mural that he wants to put on the library that's on 60 Pacolet Street. It will include two barn doors on the sides and will be done by blank canvas out of Greenville. He was hoping to get approval by the Board. Mayor Peoples entertained a motion to approve the mural. Commissioner Armbrust so moved. The motion carried unanimously.

DOWNTOWN/TDDA UPDATE

Planning Director, Tim Daniels, reported that the Global Food Fest was a big hit. He thanked Lourdes and Stephen for all of their help. They plan to have a food festival every quarter. He also reported the Valhalla Cakes and Mirrorball ribbon cutting events were well attended and thanked all who attended. He thanked Men Without Jobs for helping with lighting up Morris which should be more visible as nightfall comes earlier.

Upcoming events include:

- Fuzzy 4th Friday—the Foothills Humane Society and Paws, Prayers, and Promises should be there along with other pet centric vendors
- Dog Mayor Toby's term will be extended one more year as he has been an exemplary public servant

MINIMUM HOUSING/PLANNING UPDATE

Panning Director, Tim Daniels, gave an update on 161 Peak Street. The asbestos test and state permits are being ordered. He spoke with the owners today and they are very clear that the property will need to be cleaned up within 2 weeks after the test burn with the fire department. 51 Shepherd Street was up for auction and bid upon. The bidder didn't pay so it went back up to auction. The new bidder has already cleaned the property and cleaned the building of trash and plans to have it renovated and rented out within 60 days. A citizen asked who owns that building. Tim Daniels responded Steven Siler. His plan is to rent it out to one of the fire departments at a reasonable rate that way we have our local first responder on hand.

TOWN MANAGER'S REPORT

Town Manager, Jim Fatland, reported the following:

The money that Tim Moffitt got for the town for the water and wastewater, Jake Johnson, our house member, he's been working with the three towns of Saluda, Columbus, and Tryon to pay off the interconnect loan and when it got approved back in September, the language wasn't totally clear. The state staff worked for the legislature in a short session and they finally got the rules written. They're going to pay off the loan. The existing loan is \$425,000. There's going to be excess money to reimburse the towns for the principal and interest they paid all these years. So, each town will get roughly \$768,000. That's the good news. The only restriction, I don't blame them with the next stipulation, I kind of wanted the money to spend on the water and sewer plant for much needed major rehab. They want us to take the money and pay off the other loan we got. The town has only one other loan—it's the water treatment plant renovation project from several years ago. We currently owe \$1,522,000. They're going to take off \$768,000 and bring that mortgage down to about \$750,000 or so. And so, we'll have that loan paid off in three years now. We'll be totally debt free. So that's the good news. If you see Jake Johnson, thank him.

The second thing I wanted to share with the council is that our staff is working on getting several documents together to get out all the candidates for mayor and city council. We've got several candidates running and there's no incumbents on the two-year term or the four-year term. We're going to get a date picked out in the next couple of weeks and have the budget, the audit, financial statements, and organization chart—an opportunity for these candidates to get a chance to meet the city manager, the town clerk, police chief, fire chief,

public works director, and the planning director to get them up to speed on what the town is doing, the projects working on and so forth.

And also, I know Crys, you're not running for reelection and I want to thank you and I appreciate all the experience you have. I think we owe Crys a round of applause for all the work he has done.

COUNCIL/MAYOR REPORT

Commissioner Crys Armbrust requested that a status report of all current projects be created to be used as a quick reference guide. He asked who makes edits to the town's Wikipedia page. Tim Daniels, planning director, said nobody is currently assigned to that task. Armbrust said someone is definitely making edits and suspects it is Carl Caudle. Daniels said that he can get TDDA and the historical museum to help make sure the information on the website is accurate.

Commissioner Bill Crowell thanked Mr. Fatland for all of his financial work and expressed his appreciation to the staff. He asked why a Saluda fire truck is parked in town. It is due to the other trucks breaking down and the Saluda Fire Department was gracious enough to lend one of their trucks to the Tryon Fire Department. Lastly, Mr. Crowell congratulated Wanda May for being elected into the Second Wind Hall of Fame.

Mayor Pro Tem Chrelle Booker reported that she attended the Women in Municipal Government Conference this summer where she is the currently the immediate past president. Tryon was well represented. She thanked all of the employees for doing a great job and for maintaining good camaraderie. She thanked everyone who attended the meeting and expressed her appreciation for the full house. She congratulated Wanda May and congratulated and welcomed Police Chief Holt. She thanked TDDA and the Design Committee for the new landscape and mural and everyone for all that they do in the town and for the board. She gave Crys a real big kudos. And lastly, she mentioned that she is running for mayor this year. Mayor Peoples responded, "That makes two of us. And possibly three."

Mayor Peoples said the following, "Crys, you and I lived across from each other and worked together for what, 15, 18 years? There have been some things done here that some of you don't know about. I go over to his house sometimes and I say, 'How'd you make that happen?' Because of the contacts he has and he doesn't quit. He just keeps pushing. Chief, welcome aboard. Congratulations, Wanda May. I remember one of our first discussions in 2001 when I got elected. You said the town's not supporting TDDA. And I said, I'll change that. I'd like to think that I've lived up to my word."

CITIZENS COMMENTS AND RESPONSES

Ann Day congratulated Wanda May and Chief Holt. She gave a big thank you to Tim Daniels and Lourdes for getting the application done for Wanda and for getting her to the meeting.

Ken Dahlstrom thanked the street department for filling in some of the holes on his road, Lyle St., and he hopes it's on the agenda for it to be repaved or resurfaced especially since more houses are being built at the end of the road that will bring more traffic. He also expressed concern about the intersection of Trade Street and New Market Road at night since there is no street light (not stop light) and people are walking back and forth from Side Street Pizza to their car. He said it's really dark and you really have to look hard for it.

Furthermore, the island is very annoying. He mentioned that he's hit it a number of times and can't imagine a fire truck being able to get through. He asked if there was a way to take that island and paint it a reflective orange so that it can be seen and avoided. The mayor said he'll pass his question to the manager and his street crew can either give him the answer or they'll know where to get him. Mr. Dahlstrom then thanked Mr. Fatland for all that he does. Lastly, he asked if "forever chemicals" in the water are being considered since the federal government just recently raised the water standards. Mayor Peoples said that he hasn't received any information yet but it would be a good idea to put it on the radar. Mr. Dahlstrom agreed and thanked the council.

MOTION TO RECESS TO CLOSED SESSION FOR ACQUISITION OF REAL PROPERTY

Mayor Peoples made a motion to recess the closed session for advocacy of a real property pursuant to the NCGS 143.318.11 (a)(5). Commissioner Crowell so moved. The motion carried unanimously.

ADJOURN

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

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk