

**TOWN OF TRYON  
BOARD OF COMMISSIONERS**

**JANUARY 16, 2018 6:00 P.M.**

**TRYON TOWN HALL – MCCOWN ROOM**

Present: Mayor J. Alan Peoples                      Mayor Pro Tem Crys Armbrust

Commissioners: Bill Ingham, Bill Crowell, Chrelle Booker

Staff Present: Town Manager Zach Ollis                      Town Clerk Susan Bell

Police Chief Jeff Arrowood                      Town Attorney William Morgan

**CALL TO ORDER**

Mayor Peoples called the work session to order and turned over to the town manager.

Town Manager Ollis stated he had made an agenda for them to start with, that included the 7:00 meeting information.

Commissioner Armbrust stated he would like to discuss in the 7:00 meeting the completion of Howard Street and the start dates of the final work for streetscape.

Wanda May asked if they were not going to discuss the ordinances. Town Manager Ollis stated eventually at some point. Armbrust stated he would like to think a viable topic would be the minimum housing ordinance and that will take some time to go through. Commissioner Crowell asked to discuss the town's water.

Topics that were discussed:

1. Town water system (Town lake & Lake Lanier, consolidated water system)
2. Dam at Lake Lanier
3. Infrastructure challenges
4. Drought
5. Debt owed for water system
6. Finalizing Streetscape at Palmer Street and Trade Street

Ollis stated Mr. Morgan will have some additions to the consent agenda, closed session minutes for September 19 and October 17, amendments to manager's contract and we will add a Tourism appointment. There is a Board of Planning and Adjustment appointment. Jonathan Gerst who is an alternate wishes to be made a regular member and there is a resolution to apply for a grant for Harmon Field and Joel Lenk will be here to discuss. The last thing on the agenda will be the Tryon Streetscape Storm Drain Assessment. The board decided to do preliminary discussion on the storm drain.

Discussion included:

1. Cracks in the pipe under the road
2. Springs running under the railroad, the buildings and the road
3. Cost

4. Water & Sewer lines
5. Storm drain lines

Crowell stated until we know the cost, he couldn't vote for this. Ollis asked what is the legality of not taking ownership of the property and building on top of it? Mr. Morgan stated we would need permission. Crowell stated we are going to have to drop the parking lot twelve inches. Armbrust stated if we were to take the parcel of land, we would be responsible for that portion only, the property owner would be responsible for underneath the building.

Crowell stated the pipe is leaking badly. The rock needs to come out of there. Ingham knows there is an obstruction in the pipe. Crowell asked what size is the pipe. Ollis stated 24 inches. Crowell stated the obstruction is fifteen inches. He is all for the plaza, but he is worried about the cost. Armbrust stated that with each of the phases of streetscape we started with zero dollars. Twenty years later they have raised a lot of money and now we have only this portion to finish streetscape. He would hate for money to be the reason that we are not doing the right thing. Crowell stated you raise the money and I will vote for this. Armbrust stated he has raised a lot of money for downtown. Crowell stated until we have the cost and the engineering study he can't vote for it.

Armbrust stated we are working under a deadline. Streetscape starts in three weeks. In April the state is coming in to pave all of the Central Business District.

Ollis stated he would have to check on the engineering. Has there been any real engineering study done. Armbrust stated Paul Mills did a conceptual drawing of the property. He asked Paula if they could see that. Ingham asked how soon we could see. Paula stated the conceptual drawing was done. Crowell wants an engineering study done so they can see what is going under the building.

Mayor Peoples closed the work session and stated they will take a short break and he will call the meeting to order at 7:05 p.m.

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J. Alan Peoples, Mayor

Attest:

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Susan B. Bell, Town Clerk