

**TOWN OF TRYON
BOARD OF COMMISSIONERS
OCTOBER 16, 2018 7:00 P.M.
TRYON TOWN HALL – MCCOWN ROOM**

Present: Mayor J. Alan Peoples Mayor Pro Tem Bill Ingham

Commissioners: Crys Armbrust, Bill Crowell, Chrelle Booker

Staff Present: Town Manager Zach Ollis Town Clerk Susan Bell
 Police Chief Jeff Arrowood Town Attorney William Morgan
 Fire Chief Geoff Tennant Planning Director Tim Daniels

CALL TO ORDER

Mayor Peoples called the meeting to order and asked for a moment of silence. Commissioner Ingham led the Pledge of Allegiance.

AGENDA ADOPTION

Mayor Peoples stated there were two additions added in the work session. Items 8a. Request from Huckleberry's and 8b. Request from Tryon Historical Museum. Mayor Peoples entertained a motion to adopt the Agenda. Commissioner Armbrust so moved. The motion carried unanimously.

CONSENT AGENDA ADOPTION

Mayor Peoples asked if there were any additions, deletions or corrections to the Consent Agenda, which included the board minutes. Being none he entertained a motion to adopt the Consent Agenda. Commissioner Ingham so moved. The motion carried unanimously.

AUDITOR'S CONTRACT W/CARLAND & ANDERSEN

Mayor Peoples stated the audit contract is before you and asked if there were any questions. Being none he entertained a motion to adopt the auditor's contract that was presented by the manager. Commissioner Armbrust so moved. The motion carried unanimously.

MINIMUM HOUSING UPDATE

Town Manager Ollis stated before you is a package with the ordinance. Attorney Morgan stated included is an ordinance directing the Code Enforcement Officer to remove or demolish the property described (363 E. Howard Street) herein as unsafe. Once adopted he must place notice on the building that it may not be occupied. It is fairly standard. If the board decides to adopt it, Tim will have the authority to go to the next step which is to authorize demolition and removal of the debris and to put a lien on it. Sometimes local government is able to recoup the fees, but sometimes they are not. Commissioner Ingham asked what the time frame on demolition was. Ollis stated as soon as we can get a contractor. Commissioner Armbrust asked him to review from this point the intended time line. Ollis stated the next one will be coming up next month. Attorney Morgan stated the process allows them sixty days to get a building permit or demolish it themselves. They are all at various stages, but more will come over the next two to three months. Armbrust asked about bundling the properties. Mr.

Daniels stated this one is at the end of the process, but the next two might could be bundled together. Armbrust stated we have been discussing this for about fifteen years. The board agreed not to wait on the current one. Mayor Peoples stated with all the changes that have occurred here, the town has just dropped the ball more than once.

Mr. Daniels stated he is spending multiple, multiple hours on this each week. He has already got the ball rolling on the one on Melrose Avenue. Ollis stated the board needs to vote on the ordinance.

Mayor Peoples entertained a motion to adopt the ordinance (363 E. Howard Street) as presented by the attorney. Commissioner Crowell so moved. The motion carried unanimously.

PUBLIC ART ADVISORY COMMITTEE

Town Manager Ollis turned it over to Jamie Carpenter. She stated over a year ago the TDDA Board brought together groups of people to talk about getting a process in place for public art. The makeup of the committee is in the document that you have received. They would like for it to be a Town sanctioned advisory board. Artwork would have to be presented to this committee first and then to the Board of Commissioners for final approval. The committee just wants to get formed, established and a process in place for public art. Ollis asked about the final submittal. Ms. Carpenter stated you have the final document.

Mayor Peoples entertained a motion to adopt. Commissioner Armbrust so moved. The motion carried unanimously. Ms. Carpenter stated they are planning to start in January.

REQUEST FROM HUCKLEBERRY'S

Mayor Peoples stated this was discussed in the work session and asked does it need further discussion or just approval. Commissioner Ingham stated they had asked to use the plaza on November 2nd. Mayor Peoples stated the funds are to be utilized in this county. Benefit local Tryon rescue, Helping Equines Regain Dignity (HERD).

Mayor Peoples entertained a motion to accept. Commissioner Armbrust so moved. The motion carried unanimously.

REQUEST FROM TRYON HISTORICAL MUSEUM

Dick Calloway with the Tryon Historical Museum, along with their Chairman Linda Lee Reynolds, approached the board with a proposal to move the Visitor's Center to the Museum. The Museum is located in the middle of town and is open Monday-Saturday 11-4. The Museum would be responsible for the building's lease, operating expenses, maintenance of space, exhibits, docents, visitors' log, signage, office equipment and supplies. The Town would contract with the Museum for \$500 per month and would be responsible for insurance and providing brochures and maps. The Museum served as the visitor's center during the World Equestrian Games and proved to be very successful. Mr. Calloway stated the town gets the accommodation tax. It's just something for your consideration. Ollis asked if he was asking for the town to be responsible for the insurance. Ms. Reynolds stated this is a start. Mr. Calloway stated the price could be negotiated. Ms. Reynolds stated they have received phenomenal comments on the town. Armbrust asked what the annual insurance rate is. Ms. Reynolds stated they have two policies one is \$50 per month and the other one is for the board members. Mayor Peoples asked the board to think about this and give the manager time to research the details of insurance.

Commissioner Crowell stated this may need to go before the Tourism board also. Ms. Reynolds stated they didn't really know whether we were to come before you first or what. Ollis asked for clarification on what the questions were. He will get with Stephen about the insurance. Mayor Peoples stated insurance, the money, maybe restroom use, the cost that they are asking for. Ms. Reynolds stated their insurance is with Stephen.

Mr. Calloway thanked the board for their consideration. Commissioner Crowell thanked them.

TDDA UPDATE

Town Manager Ollis turned over to Jamie Carpenter with TDDA. She reminded everyone of the Halloween Stroll on October 31 and they are adding a group costume contest this year. Beerfest on November 3rd, Christmas Stroll on December 7th, Tryon Midnight on December 31st. Small Business Saturday is the Saturday after Thanksgiving November 24th. 4th Friday will continue through March. This is when business slows down. TDDA has applied for funding from Polk County Community Foundation for a retreat in January, combined with a meeting in the spring to discuss what's next after streetscape has been completed, the next improvements for downtown.

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

Town Manager Ollis stated on Glengarnock, the utility company whose line is down will be out tomorrow to fix it and it should be open by the end of day tomorrow.

- Paul Mills is working on the encroachment permit for Maple Street bump out. He has spoken with Todd at Trace & Co. about coming out to fix it.
- Working with DEHEC on Dam Inspection
- Fixing water lines at Harmon Field that have been braking
- Worked to prep town for TRIFF
- Working on septic system at Harmon Field
- Rose Garden is finished at Roseland Community Center, he is working on signage
- Met with Broad River Water Authority
- Continued discussions with PARTF on Harmon Field
- No parking signs installed at Roseland Center and on Whitney Avenue
- Sprayed for kudzu, cutting overhanging brush and side mowing
- Farmer's Market prep still happening – closing soon
- Held bid for trash truck, advertising again due to lack of bids
- Prepared sewer break tracking reporting record for the state
- Prepped for storm
- Leaf machine repairs being made
- Waiting on more quotes to come in for streets
- Pacolet River Restoration received a good bit of damage from the storm. A lot of what had been accomplished was washed away. He met with Joel Lenk, the Engineer and Travis and they just started rebuilding today what was damaged.

He asked if there was anything else that needed to be added. Commissioner Armbrust stated the sand and asphalt debris needed to be cleaned up at pedestrian crosswalks and at the ramps from New Market to School Street. Clear dirt at McCown Street, have those bricks lifted, put grout in instead of

the micro-sand. Repair the stone planter at Maple. The drain at the Rotary Clock is stopped up. Stop sign at Pacolet and Melrose has went missing. He would like to see a draft reciprocity policy for all employees on continuing education benefits. He asked about the missing items on the monthly reports for Harmon Field on the website. He asked when the camera would be operational. Ollis stated it is operational now. Mr. Daniels stated he is was working on last month's meeting now. It will take about two weeks to get it ready to be put on the website. Armbrust asked about broadcasting live the next meeting. Mr. Daniels stated the Town doesn't have the capability to do that. Armbrust would really like to see the microphones reinstalled on these tables. He also asked about the camera that was donated five years ago. Mayor Peoples stated he seems to remember that we had requested from the building owners to place it on their building and was rejected. Ollis stated he was not here at that time. Armbrust stated that should not stop us, we should find another location. It was supposed to be on the clock tower. Crowell stated we don't have wi-fi there. We had asked the Butler's and they said no. Armbrust stated it seems irresponsible from the stewardship standpoint that we request monies to acquire equipment and put it in the storage room for five years. Mayor Peoples asked if he had spoken with someone that will let us put it somewhere. Armbrust stated he has not, but he will certainly put it on his plate. Crowell stated the only place will be Myrna's. Armbrust stated it is something that could be easily hooked to the town's website or the tourism's website.

COUNCIL/MAYOR REPORT

Commissioner Booker thanked Mr. Tennant for responding to St. Luke's CME Church recently. He said that he was in Columbus, but he got there pretty fast, seemed like three seconds. She thanked everyone for coming out and everyone for their hard work and wished everyone a safe trip home.

Commissioner Armbrust stated the ABC Board realized in September sales totaling \$124,690, which is a 353% increase for the month. Ninety five percent of the sales were because of WEG. He asked about the status of the ongoing inquiry with regard to Harmon Field oversight. Attorney Morgan stated he has made contact with the county attorney to setup a meeting. Ollis stated she had called him today. Attorney Morgan stated he is working on a date for the four of them to meet (him, county attorney, county manager and Zach) to see if there is any common ground and how to move forward. Armbrust asked the meeting date be e-mailed to him. Mayor Peoples stated when he was county commissioner, he has tried to remember and all that he can come up with is most of the appointees were from here and most of the money came from ABC Board and not the county. The county decided they wanted a vote in it and that's the reason we came up with the 3-2 board members. Attorney Morgan stated what he has gathered there was a difficulty establishing the wording of the local bill. Likewise the bylaws were established and lack clarity. He's not sure if the two documents were documents of compromise or what, but the documents are lacking. Mayor Peoples stated he lived in Tryon at the time and he doesn't see him signing it to turn over to them to have final say on something that we own.

Armbrust stated early voting begins tomorrow. Please vote. Best wishes to our colleague on her bid for county commissioner. Beerfest November 3rd. Congratulations to the Tryon Film Festival. Congratulations to the Rotary Club on the fundraiser this past Saturday night for the scholarship fund. The ABC Board needs members. Please consider joining. He welcomed Edge Brewing Barcelona Company to Tryon. He has had access to their product. Very good. Will soon be available at Huckleberry's. He recognized the Lanes, who do so much for the Town of Tryon, for recently being awarded a Preserve North Carolina Calloway Award of Merit.

Commissioner Crowell stated Shuckin & Shaggin, the Chamber's big fundraising event has been cancelled. There talking about moving it to March 2nd or 3rd. When it was started twenty-nine years ago that was the only thing going on and now there are forty-seven fundraisers in October. He thanked the Film Initiative that did a fabulous job. He also thanked TDDA for all their work during WEG. He thanked everyone for coming out.

Commissioner Ingham thanked everybody for coming out. He thanked the staff all around. This year we have had a tornado, mudslide, hurricane and fires. It has been a busy year. To keep up with everything in the meantime, is admirable. He thanked the town and citizens for coming out and for your participation.

Mayor Peoples would like to double thank our employees. They have been out at odd hours. He has seen them there and how hard they work. He asked Zach to thank staff for them. He wanted to encourage others to hold a block party. They hold one each year. You bring a dish, something to drink and a chair. It's a way for everyone to get to know each other. They decided on this several years ago. They talk about how wonderful Tryon is.

Jerry Soderquist, Chair of the Tryon Cemetery Committee, stated for several years they have been trying to start an Archival research. The members have been working on a master plan and finally have a draft plan. Most interesting thing is that we will have advisors to the committee. He currently has forty advisors. There's so much interest in this. We are making a lot of progress. Commissioner Ingham thanked him for his work. Mr. Soderquist stated he is working with the state and they are providing information to us.

CITIZEN COMMENTS & RESPONSES

John Vining stated five years ago he came to the town and asked to start a Tryon maintenance e-mail address. The current system isn't working. On a scale of one to five. Five being the worst. He feels the Parks are a five and he is on that committee. The lack of response is irritating. It took six months to remove a tree that has been blocking a trail. Eventually people were going to start walking around it and creating a new trail in the woods. He waited two years for the gutters at Rogers Park to be clean. Mr. Tennant and James were nice enough to let him borrow a ladder from the fire department and about a month ago he cleaned the gutters. He pulled out plants from them. The town also has had a donor plaque since last year, he hopes the donor is going to be alive when it goes up. There is kudzu on the sidewalks, when you leave tonight take a look. At the light pole, he cleaned around it and that's all you will see clean near the sidewalk. He would like to see the town hire a full-time or part-time public works director. The day before Hurricane Michael came, the drain in front of Missildines was blocked completely. He cleaned it out. The Town seems to be reactive instead of proactive. If he hadn't cleaned the drain he doesn't know what would have happened. Harpers would have taken on water. He was out the next day and it was partially blocked again. The town needs to be proactive not reactive. He had unclogged that one, he unclogged the one in front of Owen's and unclogged several on Melrose Avenue. He doesn't mind doing it, he always tells people that if you take pride in your community things happen, so I do it. His point is we wait on the flood before doing something. He would be all for hiring a public works director, one that doesn't sit in the office. He recognizes that the crew is not what it used to be in size. What's going on doesn't work. Ten years ago the zoning administrator was here and being that they were friends, she let him know that she was getting ready to send him a letter that his grass

was too high. He recently went by the old St. Luke's hospital and it is covered with kudzu. If he lived on Carolina Drive he would be pissed off.

Commissioner Armbrust would like to respond to several of your comments. He thanked him for the work he does, he probably did prevent a flood. In his humble opinion one of the most serious issues confronting this municipality is the lack of a public works director. He has said that numerous times in private meetings and in public meetings. Our budget has been set, but it is never set in stone. It can be changed at any moment these four people decide to do so with discussion. It is a damning indication of much about municipal harm of Tryon, North Carolina. He wants to say the town manager is not the public works director and nor should he ever expect to be. He agrees with Mr. Vining the town is reactive as opposed to proactive and this town will never do anything better than hold its nose above water as long as we maintain that directional stance.

Commissioner Ingham stated the town is a beautiful town. Armbrust agreed, but we yet have a long list of issues. Mr. Vining does agree the town is beautiful, especially in September, it was spectacular. A lot of comments were made. If he didn't like the town he would move out. If he didn't like the town he wouldn't do what he does. The town just needs to be more proactive so that we don't have issues in the future. A public works director would have looked around to see the drains that were stopped up.

David Wallen asked about the demolition of buildings. How is that determined? Is it derelique or abandoned? Judged for derelique or for historic value. Are the owners being notified of the derelique home? Mayor Peoples asked if we had done everything we could to notify the people? Attorney Morgan absolutely, that's a legal requirement. That's part of the due process to notify. There are various means, sometimes it has to be by public notification. In terms of how it comes to be the one that rises, there are various numbers of ways. The neighbors might complain or the town might just notice one. Commissioner Ingham stated these were brought to our attention several years ago and we have been working on them. The town doesn't just go out and tear them down without really trying to notify the owner. Certified letters are sent. Mr. Wallen apologized for asking, he was just very curious. Mayor Peoples stated that is a good question. Attorney Morgan stated the goal of the ordinance is to keep houses up to a standard, it's not to be in the business of demolition. Mr. Daniels stated the ordinance is on the website and list some things like structural defects and broken glass. There are things that are spelled out in the ordinance that this is based on.

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