

**TOWN OF TRYON
BOARD OF COMMISSIONERS
DECEMBER 18, 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
 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 we have additions. Town Manager Ollis stated we have the Tryon Archival Research Center, discussion for the Wastewater Treatment Plant for the purchase of a pump truck, current financing bid option with HomeTrust Bank-spreadsheet of bids provided, and information on the minimum housing update. Mr. Morgan is running about ten minutes late. Ollis asked if the minimum housing could be pushed down the list to allow Mr. Morgan to get here.

Mayor Peoples entertained a motion to adopt the Agenda with the additions. Commissioner Armbrust so moved. The motion carried unanimously.

CONSENT AGENDA ADOPTION

Mayor Peoples asked if there were any additions, deletions or corrections. Being none he entertained a motion to adopt the Consent Agenda which included the tax releases (White Oak Manor \$495.50). Commissioner Ingham so moved. The motion carried unanimously.

TDDA UPDATE

Jamie Carpenter reminded everyone of Tryon Midnight on December 31. In January TDDA will start having committee retreats. She will send the schedule when she has it. For 4th Fridays they will have themes for these. In January a luau and in February a chocolate stroll.

WASTEWATER PLANT

Town Manager Ollis stated Deborah and Michael have informed him that the company that land applies our sludge is going out of business. They have been looking for another company. It will be a costly endeavor. In 2017, the cost was \$8,500 and in 2018 so far it has been \$6,600. Michael Fife has worked with the company that is going out of business and they are offering to sell us the pump truck. Michael has had a diesel mechanic to look at it and it is in decent shape. If we can purchase the truck for \$13,000, it will take less than two years to pay for it. Michael has just got his CDL's so we can do our

own. Commissioner Crowell stated it doesn't have to travel many miles. Ollis stated it goes from the plant to the field behind it. Commissioner Ingham stated this is a win, win situation.

Commissioner Ingham made a motion to purchase the truck for \$13,000. The motion carried unanimously.

FINANCING BIDS

Town Manager Ollis stated you have approved for us to purchase the mini x and the rear loader trash truck. Two banks offered us quotes. Both offered options of financing the entire amount. The second bank had a second option that would allow us to finance the mini excavator at a different rate. Mayor Peoples asked about a prepayment penalty. Ollis stated he didn't see one. Mayor Peoples asked if there was a preference. Ollis stated he was looking at option 2. He feels we can pay it off early. Mayor Peoples stated you are saying option 2 financing \$139,000 at an interest rate of 4.43 and the other at 3.16 interest rate (HomeTrust Bank-United Financial). Ollis stated yes.

Mayor Peoples entertained a motion to adopt option 2 (HomeTrust Bank-United Financial \$139,000 with 4.43% interest rate) and under that option 2a (HomeTrust Bank-United Financial \$56,000 at 3.16% interest rate). Commissioner Armbrust so moved. The motion carried unanimously.

It was asked what bank. Mayor Peoples stated HomeTrust and Entegra was the other one. Ollis stated HomeTrust.

BUDGET SCHEDULE

Town Manager Ollis stated the dates and times are listed, but can be changed to make it work for you. Commissioner Crowell stated the dates are January 21, February 20, March 20, April 26 and May 13. Commissioner Crowell suggested moving the May 13 to May 17 so that Commissioner Booker will be able to attend at least two of the meetings. The Board agreed on the dates.

TRYON ARCHIVAL RESEARCH CENTER

Mayor Peoples stated he had been working with Jerry on this and he has done an outstanding job and thanked him. Jerry Soderquist stated we have been working on this for two years and have come a long ways. In the packet is a master plan and his biggest job is to turn that into one page. There has been a lot of interest in the now created in Tryon Archival Research Center. With the help of Susan and the dispatch person we have a domain name and an e-mail address, along with office space above us. He has ordered computer equipment. Unsolicited contributions have come in, including one from the Mayor. The Lanier Library has donated some chairs and have plans to make additional contributions. The document before you will take about a year to set this up. He has a list of 40 names that want to help with this. There is a group of about ten to twelve people that communicate through e-mail about things they find out about Tryon. He is copied on some of those. He asked that the people copy the Archival Center e-mail. He needs file cabinets, desk, etc. In time we will come up with enough office equipment. Commissioner Armbrust thanked him for gathering this information. Mr. Soderquist stated eventually they will be digitalizing all the information. He just asks for support.

Town Manager Ollis stated Tim is scanning everything to the server. Mr. Soderquist says that he has a scanner upstairs and they will be using software like the State uses. Mr. Daniels stated he is working on getting this setup and asked Mr. Soderquist to meet with him.

MINIMUM HOUSING UPDATE

Planning Director Tim Daniels stated the first house is down. At 366 E. Howard the owner has contacted him and presented a proposal on what he is going to do with this house. He wants 90 days to get started, but we are trying to decide what to do about that one. Commissioner Armbrust asked if we would have issues with the 90 days. Daniels also discussed a completion date. Commissioner Ingham stated he has started working in the yard so he has no problem with that. Mayor Peoples stated we need to put a finish date on this and if it is not completed then he needs to come before us to ask for an extension. Commissioner Booker asked who was going to be responsible for deciding if the house is up to code. Daniels stated the County would have to issue a Certificate of Occupancy.

Daniels stated he has the Melrose Inn cost estimates to clean up. He did send the notice of complaint to all parties involved in that property. He and Attorney Morgan have talked about who should be getting the letters based on deed information. He is going to have a hearing on January 10 at the next Board of Adjustments meeting. The process will continue from there. Once we have that hearing, we will start processing and the 45 day will start clicking. Commissioner Armbrust asked about the estimate. Daniels stated Mitch Contracting who has been doing our estimates says the asbestos inspection will be \$350 and the removal of all the debris and sifting will be \$95,300. Ollis stated the house that was just removed produced two loads to be hauled off. The Melrose Inn you have to remember was a 20,000 plus square foot building and will produce about thirty loads and on top of that the basement is still full of debris. Daniels stated this estimate does include asbestos in the siding, but we also have to test the plaster in the walls, so that number could go up. Armbrust stated there was asbestos probably everywhere, because of the age of the building.

Crowell asked if her creditor had been notified. Daniels stated he sent certified letter to everyone on the deed. There was a corporation or LLC in Washington that is under and he sent to everyone listed on that. There was a trustee that and he sent them notification. He sent out about six or seven letters. Crowell asked if the guys in Asheville that sold her the building were notified. Daniels stated yes. Ingham asked if a lien would be placed on the property. Daniels stated yes and if it changes hands and gets sold then we get our money.

Attorney Morgan stated there is one more option. If the ordinance would allow us to seek an injunction or an order of abatement to enforce the ordinance. Whether or not it would get done, he has seen it go both ways. A court order has to be done and the cleanup still has to be done.

Armbrust stated at best it wouldn't address the problem. One of the parties has nothing. He can't imagine that the other party is in a much superior situation.

Crowell stated he didn't want to see it turned into a parking lot. Armbrust stated absolutely not. Crowell suggested the zoning people go ahead and start the process. Mayor Peoples stated he knows several people have looked at that space. Armbrust stated several people have looked at that space to build. Ingham asked what we do. Daniels stated he would hold a hearing and the forty-five days would start from then. With that hearing he is going to do the same process with the ones on Livingston to keep the process going. Armbrust asked which properties. Commissioner Booker stated Fred Counts and Ann Porter's property. Daniels stated the properties are not repairable. Daniels stated the house on Grady was a voluntary tear down. She had to get her name on the deed to proceed.

Daniels stated on 356 E. Howard he hasn't heard anything from them. Attorney Morgan stated we can start on that one. It's from a couple of months ago. Daniels will print the ordinance off.

Mayor Peoples proceeded to the Managers' report.

Came back to this after the manager's report.

Mayor Peoples asked if there were any questions or thoughts on this. Being none he entertained a motion to adopt. Commissioner Armbrust so moved. The motion carried unanimously.

Mayor Peoples went back to Council/Mayor Report.

TOWN MANAGER'S REPORT/MONTHLY PRIORITIZATION LIST

Town Manager Ollis gave an update on the storm. The guys did a lot of prep work. They made sure we had extra gas and extra chains for the trucks. He gave an extra special thanks to Jody, Randy and Shawn. They came in at 1:00 a.m. on Sunday morning. They cleared roads as best they could and kept up with them all night long until Sunday afternoon. Between them and the fire department they cut of over 130 trees out of the road. They estimated during the three day span to have had 120 calls for service which was for welfare checks, transports to the Red Cross Shelter, home assistance and various assistance with vehicles. Jeff Arrowood walked door to door in apartment complexes checking on people without power. There was around 460 phone calls from Sunday night until Tuesday morning. Blake stayed overnight for three nights to make sure he didn't get home and couldn't get back. The guys did well. He knows that things were missed, but they will get to it. Including for the Christmas parade.

Summary Explanation & Background: The following will be discussed:

COMPLETED

- Bump out project finished
- Met with SERCAP and USDA regarding different sources of funding and options for County Club line.
- Met with Peak Hydrogeologic regarding possible well solution to Country Club line
- IGA culvert has been cleared
- Plaques installed at Vaughn's Creek.
- NC Forest Service assisted with trail maintenance
- Held discussion regarding RFQ interconnect.
- Met regarding Tryon Columbus Bike Ped Plan.
- Prepped town for WSPA Hometown Spotlight piece. Jamie organized with TDDA for Black Friday.
- Prepped town for Christmas Stroll-went very well
- Tryon Elementary project involving the decoration of the tree at Morris
- Assisted with wreath hanging by Tryon Riding and Hunt Club-made by Thompson's Landscaping
- Various decorations for Christmas
- Performed energy efficiency test on all water and sewer pump stations with Rural Water
- Bump out and planter boxes have been updated with pansies-Thanks to TDDA & Jamie
- Received testing results from minimum housing location discussed last month. Tests were negative. Scheduled minimum housing demolition for Monday 12.17.
- Brick Repair at McCown complete
- Wayfinding signs installed
- Secured 30 year lease for VIPER tower through the state. Finalizing paperwork now.

IN TRANSITION (TOWN)

- Kids in Park Track Trails maintenance
- Prep town for Christmas Parade

- Prep town for Tryon Midnight
- Speedbump replacement on Whitney
- Install septic system at Harmon Field-Contractor will install on Monday.
- Signage for rose garden
- There was damage to the building out front-going to have to put in front of Stephen Brady
- The tarp at Rogers Park received a lot of damage from the storm. We were going to replace it anyway. Meeting with Peter about that.
- Working to coordinate repair of light poles downtown. Purchasing replacement parts
- More spots to fix on creek at E. Howard.
- Pacolet River Restoration Project underway
 - Banks measured, stripped, and repaired down to Harmon Field Road
 - Erosion control measures completed to same point
 - Bank at Hog Heaven has been cut and cleared
 - Beach work performed at Hog Heaven
 - River widened and shifted over to allow 35" for settlement prevention
 - Shrubs and plants partially installed
 - Grass placed
 - Various debris removed from river
 - Rock veins installed to slow water
- Attempting to remove dirt on Harmon Field walking track via tractor and fire hose

THANKS

- Jamie-Thanks for helping the town to look good.
- TDDA-Thanks for helping the town look good.
- Town Crews
- Fire Department
- Police Department
- Thomspson's for the wreath.

He is grateful for the crews we have.

Mayor Peoples re-directed to the minimum housing ordinance.

COUNCIL/MAYOR REPORT

Commissioner Booker noticed Mr. Vining helping out with the storm as far as shoveling the sidewalks in town. She thanked him and thanks to everyone for their work in town. The Town looks good for Christmas. She asked that everyone be patient during cleanup. She thanked Chief for his new hires. She wished everyone a safe, Merry Christmas and a Happy New Year.

Commissioner Crowell also thanked Mr. Vining, Chief and Zach for everything done during the storm. They did a splendid job. He wished everyone a safe, Merry Christmas and a Happy New Year.

Commissioner Armbrust thanked Town Manager, Police Department, Public Works and Fire Department on their readiness and response during Diego. He congratulated Mr. Mason Lassiter on the recent \$5,000 grant for the re-do of the gym at Harmon Field. He has great vision. He appreciates TIEC's efforts in the community. This Christmas season he asked to remember those in need. Sure it would be greatly appreciated. He wished everyone a Happy Holiday and see you tomorrow at the parade.

Commissioner Ingham stated he strongly agreed with everyone and wished everyone a Merry Christmas and a prosperous 2019.

Mayor Peoples would like to mimick what everyone else had said. He got out in his four wheel drive during the storm. Hats off to you. His track team moved the reindeer games to January to raise food for the needy. If anyone would like to give food or write checks, he will come and get it. They raised 4,000 cans of canned food for Outreach Ministries last year. Merry Christmas and Happy New Year.

CITIZEN COMMENTS & RESPONSES

John Vining inquired about the situation of Public Works Director. He read the article and asked if the town was thinking about a public works director or two additional employees. Mayor Peoples stated at least three of us want to see two employees so we can catch up as opposed to half time hours to get caught up. If we ever get caught up in the future maybe then we can move that way. Mr. Vining stated the reason he came was about the road near the tennis courts. When you turn in and when you go to the bridge over to Travis shop, there are a lot of potholes there. Needs some general maintenance. He would like to see the town address the issues. He appreciates all the town does, because who wants to be out at 1:00 in the morning scraping roads. He asked if there was an ordinance about the trees. The trees are cut to the edge of the road and it appears you would have to come back and cut it again. DOT did the same thing. Commissioner Ingham stated he doesn't feel it had anything to do with that. There were a number of trees that had to be cut out of the road. Coming down Highway 74 there are hundreds of trees down and that is the same situation we had here. You get them out of the way so traffic can get through.

Ollis stated Phillip Miller that drives the trash truck left his house the other morning about 7:00 and came down 176 to avoid I-26. He watched a tree fall in front of him, put on the brakes and started turning around and a tree fell behind him, so he was trapped. Our guys went to help him thinking it would be a simple thing. They cut twenty trees from Harmon Field Road to twin bridges before getting to him. The main concern was that the fire trucks and EMS could get through. Commissioner Crowell stated we have some like that, that could be dangerous hanging on the edge of the road. Mr. Vining said DOT just cut the trees to the edge of the road. Chief Arrowood stated part of the problem with that is you don't know where the edge of the road is. You are just guessing where the edge is. Crowell stated good point.

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