

**TOWN OF TRYON
BOARD OF COMMISSIONERS
APRIL 16, 2019
TRYON TOWN HALL MCCOWN ROOM
6:00 P.M. WORK SESSION**

1. Call to Order-Mayor Peoples
2. Discussion
3. Adjourn

**TOWN OF TRYON
BOARD OF COMMISSIONERS
PROPOSED AGENDA
APRIL 16, 2019
TRYON TOWN HALL MCCOWN ROOM
7:00 P.M.**

All items are for discussion and possible action

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14. Adjourn	

Agenda Item Summary Sheet



Meeting Date: 4/16/2019	Agenda Item Number: 5a
Submitted By: Susan Bell	
Attachments: Board minutes January 25, 2019, February 15, 2019, February 19, 2019 joint with Harmon Field, February 19, 2019 Work Session, February 20, 2019 Budget Work Session, March 19, 2019 Work Session	

Topic: Board of Commissioners Minutes

Requested/Recommended Action & Motion: Please vote to approve/deny

Summary Explanation & Background:

Town Priority/Goal (Strategic Plan):

Direct Financial Impact:

Indirect Financial Impact:

Funds Included in Current Budget:

**TOWN OF TRYON
BOARD OF COMMISSIONERS
JANUARY 25, 2019 9:00 A.M.
TRYON TOWN HALL – MCCOWN ROOM
BUDGET WORK SESSION**

Present: Mayor Pro Tem Bill Ingham
Commissioners: Crys Armbrust, Bill Crowell, Chrelle Booker

Absent: Mayor Alan Peoples

Staff Present: Town Manager Zach Ollis Town Clerk Susan Bell

CALL TO ORDER

Mayor Pro Tem Ingham called the meeting to order at 9:05 a.m.

BUDGET WORK SESSION

Town Manager Ollis went over the revenues.

- Sales tax increase this year because of WEG
- Articles 40, 42 & 44 are all ahead of projections
- Fire dept. (Greenville County is adjusting their tax) Chief Tennant checking on this
- Harmon Field usage has dropped since last year so he is reflecting that
- Water, Sewer & Sanitation charges are pretty good

All revenues are looking good.

Expenditures are about the same. For the most part the budget is on track. He is going to correct the telephone line items. Professional services are up because of the quasi-judicial hearings where we brought in an outside attorney.

Property taxes, in 18-19, were at \$768,000. This year he is budgeting \$697,000 and building on what we collect and as we grow he will make adjustments.

He adjusted the revenue side based on what we have this month. There are no changes, except in the fire department. It is showing an overnight person from 12am to 8am. Armbrust asked what the value is. Ollis stated \$28,500. The water and sewer will be basically the same. We are putting some back for projects we find in the capital improvement plan. Sanitation will be a little low this year. We will pull out of general fund to cover it. He is going to look back on the plan of raising the rates to see how many years it was for.

- General Fund is short \$115,000, but will be ahead at year end \$50,000
- Tourism is ahead \$550
- Fire Department is ahead \$63,000
- Harmon Field is short by \$16,000
- Water & Sewer is ahead by \$40,000
- Sanitation is under by \$6,000.

Armbrust asked about the Fire Chief's position. Ollis stated we are paying him. Didn't want to grow the budget a certain way and then if he leaves have to come up with money to pay a chief. He does put in a lot of time.

Ollis has been looking at possible raises and possible positions. This budget includes \$60,000 for a public works director. He has looked at a salary study from the League, which includes Towns that participated, different positions and population. He will send this to the board.

- He has rounded up a few salaries and looking at salary increases for Ms. Rogers & Jeff Arrowood
- Have been discussing part time admin assistant (Pam has put in 30 years and obviously at some point she is going to retire) and discussed someone coming in and doing some part time work for us and then learn from Pam so that when she does retire we would have someone to fill in for that position
- Public Works-small changes to bring up-hiring high school kids for part time summer help
- New position for streets to run two to a truck
- Request raises in the sanitation department
- Request raises in the water department
- Biggest increase is for Asst. Fire Chief-he has compared him to assistant chief salaries-Our current Chief is still underpaid

These are just requests. We need to start training someone in the water plant because of future retirements.

Ollis met with Withers & Ravenal about the Capital Improvement Plan – interview you as a board to see what you would like to see for the future. They will then interview Andrew, Greg, Deborah and Michael. There is discussion about an assessment grant that will take an inventory of the pipes in the ground. There is software on the computer that the guys will be able to use to help locate the pipes. The grant is around \$150,000 with the town's match around \$30,000.

Armbrust asked if we had a file of the last retreat visioning session at the Fire department. He asked that the minutes be forwarded to them so they can have a contextual background of what was done. Bell will send out the minutes for the last retreat.

Armbrust stated we have gone from a completely volunteer operation to a volunteer crew with paid fire chief. A volunteer crew with benefits, an assistant fire chief, a fire chief, he asked do we need two paid chief positions, especially the way we got Tank. The previous administration saying he was being paid for by a grant, in which he was not. Ollis stated you have to be prepared for the level of service to change if changes are made. It's like with dispatch, some say it's too expensive until during times of need like fires, mudslides, tornados and snow storms, when you really need them. Ingham stated we have a top notch fire department. Ollis stated the budget supports it. Crowell stated we are getting descent revenue from the township and Lake Lanier. Ollis stated the town was promised twenty-four hour protection several years ago and it never happened. Put someone on 12:00 a.m. to 8:00 a.m. This would take some of the burden off the daytime guys. Looking long term it allows us to have more flexibility.

Crowell asked about EMT. Ollis stated Chief said we could get someone for \$28,500. Goal is for them to become financially stable. They are working on it. Even with additional person they could put back

\$63,000. Our response time is pretty good, but how much better would it be to have someone in the fire station at night. It would be money well spent. Crowell stated he would like to see someone there between 3:00 a.m. and 5:00 a.m., because that's when you have most cardiovascular problems.

Ollis stated the positions mentioned today, there's not a down side to them. The admin position needs to be looked at, whether we do it or not. Long term it needs to be looked at with retirements. A lot of Pam's stuff is technical and it would be good to have someone trained to take over. He doesn't want to see Pam retire and leave the town not prepared. It may not happen for 2-5 years.

Crowell would like for us to start looking at sidewalk repairs and streetlight repairs. Ingham would like for us to replace sections of water lines and sewer lines that need replacing.

Ollis is working with Jamie to see about a state grant for projects. His idea is start with streetlights. The light poles can't be replaced with the same. Jim Becker is working on trying to find lights. What he found costs \$8,000 a light pole. Armbrust asked if the light fixture would be replaced at the end of McCown Street. Ingham suggested going with a street lamp. Crowell stated it wouldn't matter if it was mix and match. Ollis asked do you want similar or something new. Armbrust stated they were supposed to look like the ones on Howard Street. Crowell requested LED lights. Go by and see the LED lights on New Market. The Duke Energy cost would be reduced. Ollis will contact Jim Becker.

Ollis would like to have two men to a truck. He feels this would accomplish more. Crowell agreed.

Armbrust would like Palmer Street to be added to the list. It is the most underutilized retail space. Crowell stated retail businesses are moving out now that their lease is up and we need to be looking for businesses that have five to ten employees. Armbrust stated there is a business currently waiting on the right place to come open. Ollis stated he has talked to a brewery about coming here.

Armbrust asked to add the Pedestrian Walkway-Boardwalk.

Ollis has a list of items and as we build the budget you can add to it

- Boardwalk-was told cost would be around \$10,000-to give direct access to the back of the buildings
- Clear well that needs replacing \$60,000, at the plant (main well & a secondary) is a patching job, was built in the 20's, a new one would cost a lot more
- Lynn sewer project around \$800,000
- Water line at Country Club Road \$900,000 to bring fresh water to the plant-board has discussed this, the pipe was intended to feed the plant, permission given to property owners to use for gardens, somehow throughout the years people use for drinking water, line from Pearson's Falls ties in below these connections-5 homes and the camping facility-working with Rural Water and SERCAP-going to look at putting a well up there, wells are low in pressure, small chlorine package plant-state requires plant to be manned
- Finance Utility Software
- Discussion about a server (\$12,000)
- Palmer Street
- Gateway Project-he will contact Paul Mills to see what he found out

- Ask Duke Power to consolidate and put lighting on Palmer Street. They asked us to do Trade Street at their cost and council turned them down. Underground is \$1,000 a foot.
- Police Department camera installed-body cameras & dash cameras-can we at all costs avoid equipment mal-functions-body cameras we have now and can be purchased where officers can't turn them off-\$10,000 for install and \$4,000 a year-car cameras are what we are looking at-to have the footage streamed from the car to the cloud

Ollis asked if there was anything that the board needed for the next meeting. He asked them to e-mail him and he will get the information ready. He will continue to adjust the revenue. He will e-mail the board the budget, his salary proposals, the salary study from the League and the minutes from the last visioning retreat.

Armbrust asked if everyone could attend the 11:00 a.m. meeting on February 15th. Ollis will be in Chapel Hill. Armbrust questioned to see what he needed to do to get a building permit. Ollis stated he would need to get a zoning permit and then you would take it to the county for a building permit.

Armbrust stated the Governor has declared 2019 the year of music. The Arts Council and the Nina Simone Project are doing a series of concerts in Raleigh. He will send the board updates on this.

Crowell asked if the town is going to dig up the fire hydrant at Tryon Arts & Crafts to find the leak. Ollis stated fire hydrants have weeping valves on them and leak some when turned off. He, along with Crowell fill this is a spring head.

Crowell reminded everyone that Harmon Field Board is coming to the next work session. Ollis stated that William will have the agreement ready for them to look over.

Commissioner Armbrust made a motion to adjourn. The motion carried unanimously.

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk

**TOWN OF TRYON
BOARD OF COMMISSIONERS
FEBRUARY 15, 2019 11:00 A.M.
TRYON TOWN HALL – MCCOWN ROOM
SPECIAL MEETING**

Present: Mayor Pro J. Alan Peoples Mayor Pro Tem Bill Ingham
Commissioners: Crys Armbrust, Bill Crowell Absent: Commissioner Chrelle Booker
Staff Present: Town Manager Zach Ollis Town Clerk Susan Bell

CALL TO ORDER

Mayor Peoples called the meeting to order at 11:00 a.m. and turned over to Ms. Tolbert.

Tiffany Tolbert, Senior Field officer for the National Trust Historic Preservation office. She is out of the Chicago office. She gave some background on where things are since they were here last with the Nina Simone Project. Also here with her was Olivia Tarricone, Preservation Architect, who will talk about the assessment on the structure and give recommendations and speak on how they are going to incorporate those recommendations. Last June they launched the Nina Simone project. They are working on three things.

1. Look at options for the property for future protection.
2. Look at the structure.
3. Look at the future use of the property.

The owners would like to see it preserved, but they don't intend to own the property forever.

1. Protection Preservation Easement-agreed to do this
2. Would it be eligible for the National Trust of Historical Places – they are developing a nomination-feel it is worthy
3. Zoning protection
4. Rehabilitation – issues architecturally – capture where property is now (stabilizing it)
5. Use – want to incorporate the legacy of Nina Simone – contract with consultant that will look at the residency and do a visionary session

They will then present options to the owners who will ultimately decide what they want to do with the property. There will be a lot of activity within the next few months. They would also like input from the board.

Olivia presented a snapshot of the physical condition of the house based on field observations done in May 2018.

First is the overview of the site. There is five parts. The photos help to illustrate the condition of the house. The architect can take this document and see what needs to be done. You have all seen the house. It seems to be stable. Because it has been exposed to air, it probably has deteriorated further. On page 6 there are photos showing the elevation. Commissioner Crowell asked about the condition of the roof. She will get to that. On page 7, it shows the porch. The house is a simple house with wood

frame on brick pillars. You can see that the floor joists have been recently reinforced. Room 2 on page 12, you can see where the room has been rebuilt by previous owner because of damage done from the roof. The roof and framing are the most significant things. Page 15 goes through everything – there are certain areas in red (walls) that really needs work. The windows are not bad just need some work. Page 17 pictures of newer framing underneath the house. MEP – mechanical, electrical, plumbing and fire protection are nonexistent. The architect will have these photos to reference to do a condition measurement.

Any questions? There were none at this time.

Tiffany stated there is more detail in the report. On page 29 at the end of the report shows her recommendations. They have contacted the owners. After the assessment, they can continue to let it sit until the use is decided. The structural issues have been identified. The windows and doors need to be repaired.

They have been fortunate with some fund raising. Olivia has recommendations outlining a two phase approach where the building is first stabilized to prevent further deterioration and then the chosen re-use is implemented in a traditional design and construction process. They would like to hire an architect. They released the RFP for architect last week. She would like to have one selected by May 8.

Part of the fundraising would come through HOPE Hands on Preservation Experience. This program helps young people be involved in the preservation. HOPE has received a grant to do projects throughout the country. Would like to do a HOPE crew on site here. They could use HOPE to handle the siding and the painting to help seal the envelope and hand over the roof to the architect. Can use the re-use materials.

They would like to push the architect to get him on board. By May they hope to have the house not leaking. There is water damage. There is two layers of roofing, one is stamped tin tiles from the 1940's. This is the original roof and the other one that is peeling off. They would like the architect to look and see if the pressed tin can be salvaged. Olivia stated they are trying to stop it from deteriorating. Stabilization can proceed even if they don't know what the use will be.

Tiffany stated they are committed to doing this, because people want to see it done. They want to make sure the Board is okay with what they are doing and asked about concerns and what they need to take into consideration.

Crowell stated you mentioned early the town's rezoning for possible historical preservation. Do you have a protocol for this? Tiffany stated N.C. has a preservation ordinance and some towns have local ones. They make a recommendation to the commissioners to designate a property for Historical Designation. It's a benefit for the town to have this. Armbrust stated we have one, but it needs to be tweaked. He stopped by John Walters' (local architect) office before coming here and he would be interested in this. Tiffany will do follow up calls next week.

Armbrust asked if the drawings on pages 24-28 would be sufficient in order to pull the building permit. Manager Ollis stated he feels that it's more than sufficient and he will contact the county to see if they need more. Tiffany would like to know soon.

Armbrust asked if Fred Counts house had been scheduled for demolition. Tim scheduled the hearing and sent letters, but they did not reach anyone. Armbrust asked what would be the possibility if the house is demolished to harvest items for this project from there, such as siding and flooring. Ollis stated most of the house was damaged in the fire. There is very little left. Armbrust stated they don't need much. Most of it is there. Tiffany stated maybe they could collect some from the location. Tim stated technically Fred Counts son owns the property. He will check. Wouldn't you want to contact them first? Armbrust stated he will contact Angie later today and ask her. Ollis stated if they are willing to donate, he will take care of it. Mayor Peoples stated a signed document is needed.

Tiffany stated the HOPE crew is hands on. This grant wants to expand their outreach to educate the next generation.

Jerry Soderquist, Cemetery Committee Chairman, stated across the street from the cemetery is another building that belongs to the African American Masonic Lodge. The group is active, but only has about ten members. The lodge is within 400 feet of the cemetery. They are not using the building and it needs a lot of repairs. The cemetery committee looked at the building and with all the repairs decided it was not feasible at this time.

Tiffany asked what else is available. Good to share and they have room for expanded services. She will be holding a visioning session on May 15 and 16 and would like to see about this. Jerry stated it was built in 1951 and organized in 1912. Armbrust stated it was 1914, because they dug up graves from the churches and moved them to the cemetery. Jerry stated the cemetery committee started in 1923 and has recently obtained an additional five acres. The cemetery is active, there's just not much space. The building is concrete block with two floors. The roof has a leak in it. The ductwork has asbestos. The group was using the building until the last eight or nine years. Historically the organization has a long history with the town. Tiffany stated this is great to know for the visioning session. They want to access other amenities in the town.

They are bringing on a consultant to look at artists in residency to help settle on a use. The consultant will want to do a site visit. The visioning session will have the artists, the Trust, Town of Tryon representatives, Heritage Area, World Monument that has been great with fund raising will be here, UNC Asheville and other universities. They have a long list of representations to be here. She asked if there were others that needed to be here.

Armbrust stated because of the future uses, it would behoove you to do a visit to the Tryon Arts & Crafts School. Their new executive director would be an essential points person. Tiffany will pass that along. She thanked everyone. She just wants to keep the chain of communications open.

Mayor Peoples stated twelve to fifteen years ago two people came from Italy and asked where the queen of soul lived. He took them to see her house and he could see how disappointed they were. We have enough places to be studied and researched. Tiffany says that is what she likes about Tryon. You can stay here and find plenty to do. They are really promoting this project.

She thanked the board for their time and asked if they had any issues to please let her know.

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

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk

**TOWN OF TRYON
BOARD OF COMMISSIONERS
JOINT MEETING WITH HARMON FIELD BOARD OF SUPERVISORS
FEBRUARY 19, 2019 6:00 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, Town Attorney William Morgan

HARMON FIELD BOARD

Present: Benny Smith, Chairman
Members: Rick Covil, Lindy Buss, Carolyn West, Steve Nelon
Secretary: Meg Rogers
Staff Present: Travis Aldred

CALL TO ORDER

Mayor Peoples called the Board of Commissioners to order. Chairman Smith called the Harmon Field Board of Supervisors meeting to order.

Mayor Peoples stated the purpose of the meeting is to discuss the 2003 Agreement for Administrative Services that needs to be updated.

Attorney Morgan stated the Agreement expired in 2004 and seems if it was never re-uped. He used the 2003 agreement as a template and updated. He will attempt to go through the new one while pointing out any differences in the 2003 agreement. There wasn't anything wrong without having a contract. It's just better to have one, as they recognized back in 2003.

On page 1, it references the old agreement. He felt some background was needed to set the stage for what we are about now. The first one deals with the Harmon Field Board of Supervisors. Then list the Town of Tryon as the owner of Harmon Field. It references the state law in 1947, recognizing the tax district. Smith brought to his attention it was 1949. Morgan stated 1949 is correct. Paragraph 5 references the 2003 contract, which ran for a year. It obviously has expired, but both parties seem to follow the terms of the agreement.

The term of the agreement will be perpetual until cancelled by either party or the General Assembly. He suggested adding a statement such as, cancelled with a sixty to ninety day notice from either party.

The first five things are directly from the previous agreement A-E. Beginning with F he has included what the town does and includes a catchall at the end.

Smith referenced item E. Travis takes the reservations, but he doesn't collect the money. Travis stated he takes the reservation and tells them to come by Town Hall to pay and then Town Hall gives him the application showing fees have been paid. Morgan can change that.

AGREEMENT FOR ADMINISTRATIVE SERVICES

THIS AGREEMENT is made and entered into this the _____ of _____ 2019, by and between the Harmon Field Board of Supervisors, an entity organized and existing pursuant to a Local Act enacted by the North Carolina General Assembly, enacted as Chapter 685 of the 1995 Session Laws (hereinafter "HFBS"), and the Town of Tryon, a municipal corporation and body politic of the State of North Carolina (hereinafter "the Town").

WHEREAS, the HFBS was created by the General Assembly of North Carolina for the purposes of administration of Harmon Field located in the Tryon Township, Town of Tryon, in Polk County North Carolina; and,

WHEREAS, Harmon Field is owned by the Town of Tryon and located within the Tryon City Limits; and,

WHEREAS, Harmon Field is funded primarily by levy of a special ad valorem property tax authorized by the North Carolina General Assembly enacted as Chapter 793 of the ~~1947~~ (1949) Session Laws whereby Polk County levies a yearly tax rate not to exceed ten cents in Tryon Township for the purpose of maintaining Harmon Field as a Community Recreation Ground; and,

WHEREAS, the HFBS and the Town entered into an Agreement For Administrative Services effective July 30, 2003 and running through June 30, 2004 whereby the Town provided certain services and administrative support for the HFBS' activities for the administration of Harmon Field; and,

WHEREAS, said Agreement expired by its terms on June 30, 2004 but the Town and HFBS continued and expanded the arrangement through the years without a written Agreement which arrangement continues to this day; and,

WHEREAS, the parties hereto wish to enter a written agreement which contains their mutual understandings of the services provided by the Town and

the nature of their respective duties, obligations and rights going forward;

NOW, THEREFORE, HFBS and the Town, for good and valuable consideration the sufficiency of which is hereby acknowledged, agree as follows:

1. Term of Agreement. This Agreement shall be for an indefinite duration unless and until terminated by one or both parties or by Act of the General Assembly of North Carolina, commencing upon the execution hereof.

2. Administrative and Support Services. Town shall perform the following administrative services for HFBS:

- a. Administer HFBS 's operating funds and capital reserve funds in accounts in the name of Town held separate and apart from other Town funds for the exclusive use for the maintenance and administration of Harmon Field;
- b. Maintain ledgers for HFBS' s operating funds and capital reserve funds reflecting the income and expenses of each;
- c. Provide to HFBS monthly reports of HFBS's financial condition, income and expenses;
- d. Assist HFBS in the preparation of HFBS's annual budget and in the preparation of an annual audit if one is performed (auditor's fee will be HFBS's separate expense);
- e. Take reservations for the use of the facilities at Harmon Field and collect reservation fees;

Travis now takes reservations-Morgan will change this.

The following is what Mr. Morgan added based on conversations that he had had:

- f. Provide Staff support for HFBS' regular and special meetings;
Ollis stated Meg does the minutes for the board.
- g. Provide Town personnel for the purposes of maintaining Harmon Field, said personnel to at all times remain Town of Tryon employees under the control and supervision of the Town. HFBS shall pay funds to the Town of Tryon to cover all or a designated portion of said employees' salary and benefits as determined by the Tryon Board of Commissioners from time to time.

Ollis stated funds are pulled from county to cover the personnel. Smith asked how the board should handle the complaints that they receive. It's not fair to Travis for everyone to call him. The Board shouldn't micro-manage him. Morgan asked how it is currently handled. Smith stated they contact Zach or Travis. Ingham suggested going to Zach and let him go to Travis. Morgan agreed. HFBS all agreed.

- h. Assist HFBS with identifying, applying for and administering any available grants for the provision and improvement of recreational opportunities to the citizens of Tryon Township.
- i. Seek recommendations from HFBS as to any plans for capital improvements at Harmon Field that from time-to-time may be undertaken by the Town as Owner of the property. As one of HFBS' primary functions is to "See that Harmon Field and its facilities are well-maintained," to the extent a new facility is beyond the HFBS' means to manage and maintain, the Town shall make arrangements for said management and maintenance.

Morgan stated if the Town should desire to build something or make capital infrastructure improvements it would seek recommendations from HFBS. You are charged with maintenance.

Zach stated if the HFBS couldn't afford to maintain or upkeep an idea the Board of Commissioners had, then they would need to discuss.

- j. Assist in compliance with the Open Meetings Law and Public Records Laws, and other laws applicable to public agencies.

Morgan stated this happens whether it is in there or not.

- k. Assist in drafting contracts and other legal documents as needed.

Morgan stated the town helps with this.

- l. Provide additional service and support that the parties mutually agree is necessary and expedient to the proper and efficient maintenance and operation of Harmon Field.

Morgan stated this is his catchall if there were unforeseen things that we might not foresee at this time.

3. Administrative Fee. As consideration for the services rendered by Town hereunder, HFBS shall pay to Town a fee of _____ thousand dollars (\$_____.00) payable in monthly installments of _____ (\$00).

Morgan stated the old agreement was for \$6,000. Not sure what the fee is now. Assumed it is still \$6,000. Zach will get that to them later. He wants the Harmon Field Board to take the agreement with them to discuss further if needed and approve at their next meeting. Budget calls for fee to be \$7,500. Mayor Peoples stated it needs to be decided what is fair to all. Morgan stated Zach will come up with that figure and let them know.

Morgan stated the rest is all boiler plate. The law is governed by the State of N. C. Should there be any civil action or legal proceedings that might arise it shall be brought in to Superior Court of Polk County.

- 4. Governing Law; Venue. The execution, interpretation and performance of this

Agreement shall in all respects be controlled and governed by the laws of the State of North Carolina. Any civil action or legal proceeding arising out of or relating to this Agreement shall be brought in the Superior Court of Polk County. Each party consents to the sole and proper jurisdiction of such court in any such civil action or legal proceeding

5. Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties.

Morgan stated this is the entire agreement. It's standard clause in all contracts.

6. Authority. The parties represent that they have the authority to enter into this Agreement, and that the same shall be governed by the laws of the State of North Carolina with respect to the validity, performance, and enforcement of this Agreement.

Morgan stated most of this was pulled from the old agreement. It's almost word for word. The agreement can be amended and signed by both parties. He tried to go from the 2003 and added what he understood was happening on a day to day basis. He tried to keep it simple.

Mayor Peoples asked if there were any questions.

Commissioner Ingham asked about the entrance (road) to the tennis courts. Who is responsible for it? He would like to see it repaired. Ollis stated he would look at the deed to see who is responsible.

Smith stated since he is appointed by the Polk County Board of Commissioners, he feels he should run this by the County Attorney. Ingham stated we need to work together. Morgan stated he had talked with the County Attorney and she was on board and felt something needed to be done.

Morgan will make some revisions sometime this week and send back to Zach to forward to you.

Covil asked about a work order form for them to get to Zach when they have things that need to be fixed. Ollis will get something printed for them.

Smith asked if there was anything else from the Harmon Field Board. Being none he entertained a motion to adjourn. Covil so moved. Nelson seconded. The motion carried unanimously.

Mayor Peoples asked if there was anything else from the Board of

**Commissioners. Being none he entertained a motion to adjourn.
Commissioner Ingham so moved. The motion carried unanimously.**

Attest:

Susan B. Bell, Town Clerk

J. Alan Peoples, Mayor

Attest:

Carolyn West, Secretary

Benny Smith, Chairman

**TOWN OF TRYON
BOARD OF COMMISSIONERS
FEBRUARY 19, 2019 6:00 P.M.
TRYON TOWN HALL – MCCOWN ROOM
WORK SESSION**

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

CALL TO ORDER

Mayor Peoples called the work session to order and asked if anyone had anything to discuss.

Armbrust asked for an update on the Harmon Field Project, the Middle School building appraisal. Ollis stated they have had an appraiser out this week. He told us two weeks ago that it would take about two weeks. Armbrust asked who the appraiser is. Ollis stated EHG. He had another one lined up and that was going to charge \$4,500. Once we decided to go with him he changed the price to \$6,500. Armbrust wants a realistic appraisal that takes into consideration, if it is going to take a minimum of \$150,000 possibly more to fix the roof what the fair market value is that the state of North Carolina would accept as legitimate so that we can market it. There are interested parties. Ollis had discussions with Mr. Gilbert, not only about the roof, zoning implications, HVAC and electrical, the overall shape of the building. Mayor Peoples stated what the land is worth.

Armbrust thanked him for repositioning the U-turn sign. Unfortunately there was a water line break and they had to pull rock in. The rock has spilt. A general clean up needs to be done. Could the crews sweep South Trade Street. Ollis has spoken to Tank about using the fire truck and washing the streets.

Armbrust asked for clean up at Ola Mae Way, which is covered with stone. He also asked to be e-mailed the engineer drawings for Duke Energy's upcoming fiber optic? Ollis stated he e-mailed them last week. Armbrust asked if it is going to be in the curb and gutter or sidewalks. Ollis stated it depends on the area. Some could be in the curb and gutter and some sidewalk. He e-mailed the plans February 15th. Armbrust asked if it was going to be put back to the Town of Tryon standards. Ollis has made that clear to Mr. DeBrew. He is waiting to hear back from the lead engineer. He has asked in writing to clarify that.

Armbrust asked if there was a projected date for council retreat. Ollis is working with IPDC and the engineer for April 25 & 26, Thursday and Friday. Armbrust can't be here for those dates. Ollis will have to go back to the drawing board and change. Scott Dadson from IPDC is coming in to facilitate. He plans to have the engineer here to go over the CIP. A visioning session, the strategic plan needs to be put on there. He also reached out to the Fine Arts Center and the Arts and Crafts School to get mutual ideas that are beneficial to the community as well as keep everyone up to date. He also wants to approach Jamie and TTDA. It's not only going to encompass the infrastructure, the strategic plan, but also

community outreach and if there is anything that you are requesting to be involved for those two days, just let him know.

Armbrust would like for it to be Town of Tryon centric. Ollis stated it will be Town of Tryon centric. He was just thinking of the downtown development, TFAC and Arts & Crafts as well as some other non-profits, because they are vital to the community. Armbrust stated they were involved in the last one. Ollis stated he is hoping this will help keep us abreast of what is going on their world and then we take that and create the vision for the future in our world.

Armbrust asked pursuant to tomorrow's budget meeting at 3:00 in reviewing the budget, there were some figures that didn't seem to add up concerning the salaries at Harmon Field. He asked him to check the figures. Ollis stated there is a salary line item that covers the two full time positions and part time is covered in another line item. Armbrust will go back and look. Ollis has it broken down to show the salaries.

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

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk

**TOWN OF TRYON
BOARD OF COMMISSIONERS
FEBRUARY 20, 2019 9:00 A.M.
TRYON TOWN HALL – MCCOWN ROOM
BUDGET WORK SESSION**

Present: Mayor Pro Tem Bill Ingham
Commissioners: Crys Armbrust, Bill Crowell
Staff Present: Town Manager Zach Ollis

Absent: Mayor J. Alan Peoples
Absent: Commissioner Chrelle Booker
Town Clerk Susan Bell

CALL TO ORDER

Mayor Pro Tem Ingham called the budget work session meeting to order at 9:05 a.m. Town Manager Ollis went over the revenues and expenditures and has them broken down by fund.

Sales tax has continued to climb, so we are finding out it is not just because of WEG. Sales tax has come in at \$122,000 as of today and we budgeted \$92,000. Some of the other ones have come in well also. Motor vehicle tax is coming in a little slow. The hold harmless continues to climb. He has adjusted the numbers to reflect the increases. He is fairly confident all will be reached. If the sales tax comes in like it has as of today, we should be able to put back \$99,000. Armbrust asked for the line numbers to be on the document. Ollis stated the main thing to take from this is the taxes have come in very well. The debt service is down and more manageable.

Ollis stated this is where the project list comes in. Armbrust asked about the debt total. Ollis will get that for you. Ollis stated the serious debt is the water plant and Howard Gap Road water line. Then we have the vehicle debt. The biggest downfall is our infrastructure. Ingham would like for the town to pick a section at a time and replace it. Ollis stated the CIP will showcase those items. Crowell asked if we are putting any money into savings in the water department. Ollis stated we put a little in.

Crowell would like to see the tax rate go back to what it was several years ago. Roads are deteriorating. Armbrust wants to see hard numbers so that we can approach the Polk County Community Foundation. Crowell stated they are not going to pave our roads. Armbrust stated they are sitting on \$154 million dollars. Crowell stated that's an entirely different animal. He can't believe how much the taxes are. The taxes are reasonable. He would like to see it go up and see the water rates for outside to go up. Ingham stated let's see how much money we have now. He doesn't want to see rates increased.

Armbrust stated he is running on merit not on raising taxes. Crowell stated we don't have what we need now to make repairs. More construction is going on Hogback Road. The roads are taking a hit. Ollis stated originally the tax rate was .5375 and now we are working off of .5028. Just under three cents is what it dropped. The town lost \$45,000 from revenue neutral. One penny is about \$15,000. We have grown based off sales tax. Crowell stated we are not spending enough on our roads.

Armbrust stated put in on a ballot and let the citizen's decide. Ingham stated we need to see where our money stands before we raise taxes. He and Crys want to get Erskine Bridge fixed. How do we do that and say we need to raise taxes to repair the roads. Crowell stated he would like to see Hogback fixed long before Erskine Bridge.

Ollis has talked with CYP about the water. They pay someone to come in and treat their water. They have a meter that we check every morning and bill them for the sewer only. The way their system is setup with all the rain it is telling them that they have millions of gallons of water going through the sewer. Basically they are losing money left and right. He told him that he could buy all of his water from the town for a basic rate. He doesn't envision them using much water in the future.

Crowell feels we need to increase the tax rate, so that we will have money to fix these major projects. Armbrust stated put it on the ballot and you will see who stands up. Crowell stated we are going to have to find out how to put it on the ballot. Ingham stated if you could show people how much their taxes would go up. Ollis stated \$200,000 home would go up about seventy dollars if the rate was increase to .5375.

Ingham stated infrastructure needs to be repaired. Ollis stated he could research floating a municipal bond. Ingham stated most don't understand how when you spend money downtown it comes back to us. Ollis stated the sales tax shows more usage happening in town. If breaks continue to happen it could deter businesses from wanting to come here. Crowell stated he knows of six homes being built now. Ollis will get that information back to you. Ingham stated it could be a non-binding vote.

Ollis asked about the average property value in town. Board said \$185,000. He feels we have done more with less. Trend has probably been going on for a number of years. Three cents for us is \$45,000. Depending on the CIP that may not be enough. Crowell asked when that would be out. Ollis stated interviewing will start soon. He asked if everyone could send him available dates.

Crowell asked about the utility franchise taxes. Ollis stated this is what we have to date. The problem with Tryon is that we offer services where other towns have quit. We have been behind this year, but we provide three times the services that other towns do. You can look at outsourcing services, but some towns that have done that will tell you that you don't come out any better.

Crowell asked what the hold harmless tax is. Ollis stated years ago the state repealed one of the sales taxes. They had to find a way to give it back. Crowell asked about the \$25,000 Lake Lanier tax. Ollis stated that is for the Fire Department.

Harmon Field Revenue is not the best, because of the issues. He thinks he is going to ask for permission to go to the county for a tax increase. Current tax is .035. Armbrust asked if anyone was pursuing grants. Ollis stated the only one is the current one for the Riverbank Restoration grant.

Ollis stated he is not sure that their budget is ready to start that process. At the time the riverbank work was started he was under the impression that Andrew and his crew were going to perform the work. They have not had the time.

Ollis stated Occupancy Taxes have come in fairly well.

Water is about the same as last year. Tommy is manually reading the meters to make sure they are reading correctly. Ingham asked if we are still replacing meters. Ollis stated 800 meters were not working and he is down to approximately 300 – 400 meters. We are going to be continuously replacing meters.

Armbrust asked about the Columbus/Saluda payment. Ollis stated this is for their portion of the Howard Gap water line (\$62,664). He is trying to get a qualified engineer to look at the line to see if it can be repaired and what type of damage was done by the mudslides.

Crowell stated Jamie Carpenter had texted him to find out about the lease for the historical museum. Ollis stated if you want it in the budget he can put it there. Armbrust asked if the monies were for the museum or for the visitor's center. Ollis stated when they approached us it was for the Tryon Museum. Linda Lee asked for \$500 a month, plus insurance (\$575) in exchange they would have the volunteers have it opened. Ingham asked if there was a restroom there. Ollis stated yes. Armbrust stated he would like to go with the museum's request. Ollis assumes it is liability only. Crowell suggested \$500 for them. He would like a sign on the wall with the town seal.

Sanitation-he will double check on raising twenty-five cents. Not sure about the years that were approved. The expenditures haven't changed much.

Armbrust asked about the salaries on Harmon Field. Ollis stated it covers Travis and one full time person. Then the part-time is under part-time salaries. On salaries that were discussed last time, there wasn't any opposition. He will keep those in there. He had sent the salaries to you.

Armbrust asked about the tenure of Deborah. Ollis stated he feels we can count on her for a while. Michael is doing well there. The more time that she is here, the better shape we are in. He is going to school and he is also learning where the meters are. He wants to learn.

Armbrust asked about continuing education for employees. Ollis will get that to them. He is looking at other educational opportunities for employees. If something happened to some of our people now we would be lost.

Crowell asked if he saw any more money coming from Powell Bill. Ollis stated no, it's based on mileage and we get \$60,000-\$67,000 a year.

Armbrust stated at the corner of Trade, Pacolet and Oak Streets are broken places, probably from a tremor. The pedestrian crosswalk is cracked. He said the asphalt was not very thick there. Ollis stated that's probably because of the elevation.

Armbrust asked about retaining ownership of property. Citizens should have access to lake. Ollis asked William to research. Ollis stated it would not cost much. Crowell stated a small area could be fixed for a fishing pier.

Ingham entertained a motion to adjourn the meeting. Crowell so moved. The motion carried unanimously.

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk

back. Armbrust requested the stone be located and returned to its place and the second stone put in. The second part of this is he doesn't know how the action occurred without having been brought before this board. These five individuals are elected by the citizenry of this town to dictate the business of this town and acquittal is implemented by town staff. That is not a procedure that was followed in this incidence. He would like to see that procedure visited and presented to staff. He asked if the stone exists. Ollis stated he had no idea. Armbrust stated he hoped that it is in storage somewhere at Harmon Field. He has no idea what the actual value of the marker was. He gave a suggested value of \$35,000. Crowell didn't think they paid that. Ingham stated let's see if we can find it first. Ollis will ask Travis.

Armbrust stated great equestrian inaugural event at Harmon Field this weekend. His concern was the pipe. It had been lifted. Ollis stated the drainage pipe lifted up on its own. He is in the process of trying to get the company back out to finish the job. If not, we have a dozer coming out to do work on the Harmon Field River project and if we can't get anywhere with the contractor, we will end up repairing it ourselves.

Armbrust stated equally concerning was the large deep holes. He was concerned that we would be liable if something happened. Crowell stated the horses are not supposed to be over there. Mayor Peoples stated caution tape should be put up.

Armbrust stated when he was there for the Foothills Chamber fundraiser at the open air gym, immediately across the driveway, he assumes these were two very large drains. Ollis stated those are part of the Pacolet River project. They are rain gardens, a regular drainage box and water goes into this before going into river. It looks terrible right now, but flowers will come up. Armbrust is glad for the vegetation, but his concern is some kid comes walking by. He asked if there was some way to put fencing around it so no one will fall in. Crowell stated flowers will come up in the catch basin.

Armbrust asked if he would talk about the appraisals in the 7:00 meeting. Ollis stated yes.

Crowell asked if they wanted to talk about Rogers Park. Two estimates come in from one company. One is replacing the canvas at \$10,200. The other system is right at \$15,000. Ingham asked what it looks like. Crowell stated very canvas looking, just has metal frame work. Ollis stated it is aluminum frame, but it's like translucent plastic. It's durable. When the sun comes down it will have like a glow underneath it. Crowell stated it's bigger. It will go up the hill a little further and will go the end of the wood beams. Booker asked if we were satisfied with those two quotes. Ollis stated he had another company that never responded as well as another company that wanted to do work on the building, but not the one in Rogers Park.

Armbrust stated he personally would vote to fund the permanent structure. Booker had another name of a company. Crowell stated he would be happy to look at, but we are running out of time. Ingham asked how long it will take. Crowell stated maybe sixty days. Ollis asked who the other company was. Booker stated R & R Canvas. Crowell stated he was hoping to make the decision tonight. He was hoping to get this going soon. Armbrust stated otherwise you have the tiniest window before the first Rogers Park concert. Ingham had no problem with deciding tonight. Ollis stated he will put that on the agenda for you to vote on. Armbrust asked about the repair to the lamp post at Rogers Park. Ollis stated the lamp post is done.

Armbrust asked about the piece of property beside Rogers Park, could we ask the owner do some spring cleaning, especially that huge chestnut tree that fell in the windstorm. Crowell stated that belongs to Kim Cochran. Mayor Peoples asked if we could use for parking. Ollis will check.

Armbrust stated formally we had a sidewalk committee. He thinks it is important to reignite the sidewalk committee or find the files. It would be good to have that. We have addresses and photographs. Perhaps some of the committee has files. Crowell stated if anybody has it, it will be Anne Day on her computer, because she was on the committee.

Booker asked about some of the places that have large holes. She has asked Zach about the metal plates and he said the town didn't have any. She wonders if it would be feasible to have one or two in case we need one covered temporarily. Mayor Peoples stated he liked the ones on the side. Armbrust thinks that is a great idea. Crowell stated we need put into the budget \$800 - \$1000 for a 4'x8' 1 inch thick. Armbrust can't imagine that the town would need a one inch gage. Crowell stated for large trucks. Check with Spartanburg, because you don't want to warp them. Mayor Peoples stated we should engage our attorney in case something breaks.

Ollis stated William has information for the board. Attorney Morgan stated looking at the zoning ordinance as far as various matters that he has been working has noticed and had a discussion with the Chairman of the Planning Board. There seems to be some work that could be done in regards to parking. The current ordinance requires in one section that off street parking shall be provided on every lot on which any of the uses set forth in the table of all districts. You go down a few sections you have the section on combined parking that is allowed in all the different uses that are sharing a given lot or a lot within 100 feet. It doesn't speak on where the lot is. Ingham asked if there was an issue. Morgan stated an issue has come up that while he was looking found these issues. Another issue is that the zoning ordinance does not talk about what zoning districts parking can be in. A lot of local governments have clauses that if there is a change in zoning district and entity owns both sides of the road, can the person put parking on the residential side, could they use all of it or just a portion of it. Satellite parking is sort of allowed. There is a shared parking provision. He wants to get with the Planning Board. Armbrust asked if the only exception to that is the Central Business District. Morgan stated correct. The Planning Board is the appropriate place to look at this. The statute charges them with looking at the ordinance from time to time to make recommendations. He thought he would bring this up at this meeting, just to see if there is anything that the board wanted to see coming from the Planning Board or if you have thoughts about issues yourselves that you would like to see addressed.

Armbrust stated after this iteration he thinks we all recognize that nothing ever is really written in stone. Documents are meant to serve the times and needs and there will always be future times or future needs not anticipated. In this particular instance if we are allowed, he would like to bring up a general concern for him as a citizen primarily. Is he allowed? Ingham stated he didn't see anything wrong with it. Although he is speaking as a commissioner, his comment really comes from him as a residential citizen. He has real concerns, principally in one of our Historic Districts. One that has potential listing with the National Register that there are two properties on a single street, Melrose Avenue, that actually being looked at by several business entities for their potential use as parking lots. Morgan asked if that is one of the ones that you are talking about. There has been no formal request or anything. Some idea has been floated to you that they are looking at it for parking. Armbrust stated he feels that will devalue the historic district. To be dropping parking lots in presently designated neighborhoods.

Morgan stated in regards to that, right now the ordinance doesn't speak to that. It doesn't say you can have a parking lot in a residential district or if you can, what, criteria comes into play. It's silent on that. So, therefore the general rule in more and more court cases in North Carolina, if the ordinance is silent, they will go with the free use of the property or with what one wants to do with it. Let's see what the ordinance says. It doesn't instruct on whether you can do that or not. Which is a problem if the will of the town and board is that you don't want one. Armbrust stated you would be too young in your position to remember, the whole block of Pacolet, Chestnut, Walnut and Melrose used to have an art designation. Hundreds of years ago it was completely residential. Seven years ago we revisited. The board and council approved to draw the line in the middle of Melrose Avenue. Northward is commercial and southward is residential from the centerline of Melrose Avenue. Which is also incidentally a state highway.

Crowell asked if there was anything they can do like a moratorium. Ollis stated he thinks what William is saying is that he found this issue with the ordinances when he was researching other stuff. This is the first opportunity for him to bring it to this board to get your blessing to take it to the Planning Board to adjust it so that we can repair the loop hole in our ordinances. Mayor Peoples stated we have work to do. Morgan stated yes you are correct. The answer to Crowell's question is, that is a possibility. Given time to advertise. Crowell stated this could happen overnight or the property could change hands overnight. Mayor Peoples stated the faster you can move the better. Morgan will be at the next Planning Board meeting.

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

J. Alan Peoples, Mayor

Attest:

Susan B. Bell, Town Clerk

Agenda Item Summary Sheet



Meeting Date: April 16, 2019	Agenda Item Number: 5b
Submitted By: Pam Justice	
Attachments: Tax Releases	

Topic: Tax Releases

Requested/Recommended Action & Motion: Approve

Summary Explanation & Background:

Town Priority/Goal (Strategic Plan):

Direct Financial Impact: Reduce expected revenue

Indirect Financial Impact:

Funds Included in Current Budget:

Agenda Item Summary Sheet



Meeting Date: 4/16/2019	Agenda Item Number: 7
Submitted By: Zach Ollis	
Attachments: Resolution in support of the current ABC Control System	

Topic: ABC control resolution

Requested/Recommended Action & Motion: Please vote to approve/deny

Summary Explanation & Background: Attached you will find a resolution in support of the current ABC control system for the sale of liquor. The resolution puts your support behind keeping the system in the hands of local boards and the state government. Please be prepared to discuss.

Town Priority/Goal (Strategic Plan):

Direct Financial Impact:

Indirect Financial Impact:

Funds Included in Current Budget:

RESOLUTION
IN SUPPORT OF THE CURRENT ABC CONTROL SYSTEM FOR THE SALE OF LIQUOR

WHEREAS, the citizens of the Town of Tryon voted to permit the sale of liquor through the establishment of an ABC Board, which is a part of the North Carolina's control system for the sale of spirituous liquors;

WHEREAS, North Carolina is a "control" state and private retail liquor stores are prohibited;

WHEREAS, the General Assembly's nonpartisan Program Evaluation Division (PED) was directed to examine whether other systems for alcohol beverage control, including privatized systems, are appropriate for North Carolina, specially to include the State of Washington, which recently changed its beverage control system from state government control of wholesale and retail control of spirituous liquor to a licensure model;

WHEREAS, The PED Report, "Changing How North Carolina Controls Liquor Sales Has Operational, Regulatory, and Financial Ramifications", released on February 11, 2019, (1) did not recommend privatization, (2) found that among the southeastern states, NC collects the most revenue per gallon, has the lowest outlet density and has the second lowest per capita consumption; and (3) the PED expects retail liquor consumption to increase by 20% with privatization.

WHEREAS, for fiscal year ending 2018, local ABC boards distributed \$430,635,861: County-City Distributions \$80 million; State General Fund \$323 million; Local Alcohol Education/Treatment \$13 million; Local Law Enforcement \$8.8 million; Rehabilitation Services \$5 million; Operation of ABC Commission/Warehouse \$17.7 million.

WHEREAS, North Carolina is unique as it allows communities to vote to establish local ABC boards for the sale of liquor in their communities, with liquor profits distributed back to those communities, thereby reducing the need to increase local property taxes.

WHEREAS, the citizens of the Town of Tryon, in voting to permit the operation of ABC stores, did not vote to allow spirits to be sold in private retail liquor stores and did not vote to allow spirits to be sold retail outlets where beer and wine are sold;

WHEREAS, No State funds are spent to distribute or sell liquor as the state and local operation of the ABC system is receipt supported;

WHEREAS, Of the 50 states, North Carolina ranks 44th lowest in consumption per capita and 7th highest in revenue per capita and NC's ABC system accomplishes both revenue and public health, welfare and safety objectives;

WHEREAS, when Washington State privatized its liquor system the number of retail outlets increased from 328 to over 1400, hours of sale/week increased from 73 to 140 hours, and Washington State received only \$30.75 million from auctioning off the rights to apply for retail

spirits permits at 167 stores;

WHEREAS, privatization will result in a marked increase in the number of outlets, longer hours of sale, greater advertising and more promotion and significantly more consumption; and the 9,000 outlets in NC that sell beer/wine off-premises could be permitted to sell liquor in a privatized system;

WHEREAS, local revenue from ABC stores operations is important to the Town/City/County;

WHEREAS, local control over the sale of liquor is an important function.

NOW THEREFORE, BE IT RESOLVED:

That the Town of Tryon desires to retain North Carolina's current control system for the sale of liquor and believes that privatization of liquor will lead to many adverse effects.

By: _____
Mayor J. Alan Peoples

Attest:

Susan Bell, Town Clerk

Date: _____

Agenda Item Summary Sheet



Meeting Date: 4/16/2019	Agenda Item Number: 8
Submitted By: Zach Ollis	
Attachments: Pemco Brochure	

Topic: Lighting options for new lights downtown

Requested/Recommended Action & Motion: Please vote to approve/deny

Summary Explanation & Background: We are looking to replace the light previously located at the Nina Simone plaza. Attached you will find a brochure with various options. Please be prepared to choose a style of light and fixture. Once chosen, we will get quotes and present the cost to you for approval.

Town Priority/Goal (Strategic Plan):

Direct Financial Impact:

Indirect Financial Impact:

Funds Included in Current Budget:

PROCLAMATION

TRYON 125TH ANNIVERSARY PROCLAMATION

WHEREAS, in 1918, Carter P. Brown, noted Michigan hotelier, hearing of the Town's natural beauty and friendly citizens, converted a lodge, into the historical Pine Crest Inn, and

WHEREAS, in 1925, Carter P. Brown founded the Tryon Riding & Hunt Club and the Tryon Hounds to foster equestrian life in Tryon, laying the foundation for Tryon's thriving equestrian cultural tradition; and

WHEREAS, in 1927, The Harmon Foundation Granted the Tryon Chamber of Commerce the initial funds to build Harmon Field, which is now over 45 acres owned by the Town of Tryon; and

WHEREAS, in 1928, The first Tryon Horse was created by the Tryon Toymakers as a billboard for Tryon Riding and Hunt Club events, and was paraded through downtown Tryon annually for horse shows; and

WHEREAS, in 1929, Harmon Field was host to the Tryon Horse and Hound Show, eventually named the Tryon Horse Show, was composed of entries entirely from the Tryon area and the premier event of the Tryon spring. The community event of horses, hounds and free the barbecue feast were symbols of the show that stayed at Harmon Field until the 1980s; and

WHEREAS, in 1985, Foothills Equestrian Nature Center (F.E.N.C.E.) came into being as a non-profit nature education and outdoor recreation center, built around an original contribution of 112 acres from the Mahler family who had come to Tryon in the 1920's, serving as the site for many local horse shows and the Blockhouse Steeplechase for thirty years, and

WHEREAS, in 1992, the Tryon Business Beautification Association, now the Tryon Downtown Development Association (TDDA), was formed to foster improvements, economic development and promote downtown Tryon; and

WHEREAS, April 13-14, 2019 is the FENCE Horse Trials; and

WHEREAS, April 18, 2019 marks the debut of TDDA's Tryon Horse Heritage Parade, featuring Morris, The Tryon Horse parading down Trade Street to a horse show and free local BBQ at Harmon Field; and

WHEREAS, April 18, 2019 marks the return of Tryon Riding and Hunt Club's return to Harmon Field after nearly 35 years for the debut of the Traditionally Tryon Horse Show; and

AND NOW, THEREFORE, BE IT RESOLVED that, I, J. Alan Peoples, Mayor of the Town of Tryon, North Carolina, do hereby proclaim the week from April 13, 2019 to April 21, 2019 to be the

Official Tryon Horse Heritage Week

in order to increase public awareness of the considerable equestrian heritage Tryon offers to its citizens and visitors and to encourage their active participation in the weeklong celebration of Tryon and its equestrian history.

Adopted the 16th Day of April, 2019

**J. Alan Peoples,
Mayor of Tryon, North Carolina**

In Witness, Whereof, I have hereunto set my hand and caused the Seal of the Town of Tryon to be affixed at the Tryon Town Hall, North Carolina this 16th Day of April, 2019.

Agenda Item Summary Sheet



Meeting Date: 4/16/2019	Agenda Item Number: 11
Submitted By: Zach Ollis, Town Manager	
Attachments: None	

Topic: Town Manager's Report, Town Project Prioritization, and Citizen Input

Requested/Recommended Action & Motion: No action is required of Council; however you may choose to provide direction to Staff regarding topics presented.

Summary Explanation & Background: The following will be discussed:
COMPLETED

- 8" water line on 176 repaired
- 12 Tons of asphalt laid
- Brush removal
- Easter preparations at Harmon Field
- Town hall façade repaired
- Met with NCDOT regarding recent 176 project
- Met with Duke Power regarding fiber line through downtown
- Transported parade Morris to undergo body work
- Gathered, prepared, and provided materials to engineer for CIP
- Grand opening for new Harmon Field Playground with appearance by Harry Dallara Foundation
- Discussed Interconnect project with Saluda. Only two RFQs were received. Advertising should begin soon to attempt to receive a third RFQ.
- Sidewalk repaired at Markham Road behind White Oak apartments
- Secured lighting options for board via Becker Electric
- Inspected Dallara Project
- Inspected Pacolet River Restoration Project
- Sprayed for kudzu.
- Assisted officers in canvas of Woodland park
- Prepped for Tailgate party
- Sidewalk inspections
- Water line repair on Lanier dr.
- Meet with Thermal Belt Outreach regarding citizen assistance
- Prepped and manned streets for Race to the Head of the Class
- Assisted with Eastside Cleanup
- Hosted first Melrose neighborhood watch committee with materials provided
- Awarded Jody with a plaque for 30 years with the Town
- Removed debris from multiple fallen trees
- Clear overhanging brush in roadways
- Side-mowing

Agenda Item Summary Sheet



- Community engagement projects.
- Prepared documents detailing light work duty for workers comp insurance
- Town preparations for Equestrian Week tailgating
- Met with Garden club regarding improvement project
- Tourism, Public Arts Committee, Eastside, and Harmon Field Board meetings

IN TRANSITION (TOWN)

- Meet this week with Paul Mills regarding the bridge project
- Meet with Austin Hyder regarding water at cemetery
- Hand reading meters to double check for accuracy
- Repair of Rogers Park awning by contractor underway
- Planning a board retreat with board, engineer, important parties, and key staff
- Reviewing strategic plan
- Leaf removal in progress
- Culvert inspection on trade
- Securing contractor for thermopaint in front of Plaza
- Still working to manage brush removal in town
- Sidewalk repairs throughout town
- Leaf removal in progress
- Kids in Park Track Trails maintenance
- Speedbump replacement on Whitney
- Signage for rose garden
- Spraying around town
- Sidewalk improvements on Whitney
- Sidewalk improvements on Melrose
- Fire Department to do Hydrant check
- More pothole maintenance
- Searching for more spots to fix on creek at E. Howard
- Final punch list for the Pacolet River Restoration Project is below. Provided by Joel Lenk
 - Install last two rock cross-vanes downstream of last river-right point bar
 - Chink spaces between large rocks with smaller rocks and cut excess fabric from all cross-vanes so that it is not visible
 - Plant, seed, fertilize, straw bench and bank downstream of last river-right point bar
 - Cultivate area beyond top of bank to ~50 feet from river and seed with Meadow Mix/Oats
 - Install left over container plants in locations where vegetation is sparse
 - Install live stakes between first two rows of geo-lifts and them along toe of riverbank on Harmon Field Side then on adjacent landowners sides and then on upper rows of geo-lifts if any remaining
 - Bark on bottom end of stakes should be scraped and stakes treated with rooting hormone before installation (10-12 fl/oz hormone per 5 gallon bucket)
 - Should be planted within a few hours of treating with rooting hormone and new hormone used for each batch of stakes
 - I'm concerned about the survival rates of live stakes since it has taken so long to get them installed
 - They are an important part of the planting and stabilization for the project
 - If we do not get good survival it will be necessary to plant more in the fall
 - I'm concerned about the stability of the project in a flood this fall if stakes have not grown this summer

Agenda Item Summary Sheet



- Water live stakes every day at least once
- Plant, seed, fertilize, straw and install more coir on banks of tributary upstream of foot bridge and deter traffic
- Add boulders to bridge remnant upstream of vehicle bridge and tie to bank (discussed with Gary)
- Create inner berm from cross-vane above vehicle bridge down to bridge with cobble in center of river (bar forming)
- Cut back/Repair/reinforce sw pipe outlet on river-right bank immediately upstream of bridge
- Repair sw rill on river right point bar between end of large rip rap and vane upstream of vehicle bridge
- Create sw swale from soccer field fence to rain garden on west side of gym
- Complete all rain gardens
- Repair vane across from track, river right side
- Cut/bevel stormwater pipes back to streambanks and install rock outlets/splash dissipaters
- Discuss/delineate public access areas
- Order stone from Green River and place at ~50 riparian zone boundary
- Draft info for signage, have approved and install signs
- Address opening day trout fishing concerns
- Draft and record deed restriction for riparian area
- Conduct as-built survey
- Complete FEMA permitting
- Submit final package to NC DWR
- Various street signs ordered and will be place as soon as possible
- Sign straightening as needed
- Other as needed

THANKS

- Jody
- Fans of Harmon Field – Easter Egg Hunt

OTHER AS NEEDED