

**MINUTES OF THE HARMON FIELD BOARD OF SUPERVISORS MEETING**  
**Tuesday, July 11, 2023 (as corrected and approved)**

Chairman Nelon called the Harmon Field Board of Supervisors meeting to order at 5:30 PM at the Tryon Town Hall, McCown Room.

**Board Members Present:** Chairman Stephen Nelon; Warren Watson, Vice-Chairman; Secretary-Treasurer Miguel Santibanez; Rick Covil; and Jamie Dunn

**Board Members Absent:** None

**Staff Present:** Jim Fatland, Tryon Town Manager; Travis Aldred, Harmon Field Superintendent; and Meg Rogers, Town Secretary/Cashier

**Approve Minutes from June 6, 2023 meeting**

The Minutes from the Harmon Field Board's June 6, 2023 meeting were reviewed. Dunn made a motion to approve the June 6, 2023 regular meeting minutes as presented. Santibanez seconded the motion. Motion was approved by a vote of 5 to 0.

**Approve Financial Report for June 2023**

The June 2023 Harmon Field financial report was reviewed. Tryon Town Manager Jim Fatland noted that a correction needed to be made to the distributed reports in the agenda packets to correctly reflect the fund status, The ***Appropriation from Fund Balance*** revenue line item should be "\$62,911.13". The ***Total Revenues*** amount should be "\$363,926.92". The ***Revenues less Expenditures*** amount should be "\$21,457.05". The ***Change in current receivables/payables*** should be "\$-56,254.58". According to the corrected report, Harmon Field had received \$363,926.92 (93.88%) of its annual budgeted revenues as amended for Fiscal Year 2022-2023 and had spent \$342,469.87 (88.34%) of annual budgeted expenditures as amended for FY 2022-2023 leaving a fund balance of \$113,300.42 as of June 30, 2023.

Watson made a motion to approve the corrected financial report for June 2023. Dunn seconded the motion. Motion was approved by a vote of 5 to 0.

**Authorization to Purchase New Lawnmower**

Aldred reported that two mowers were not working. The remaining mower would only last another two years. One of the broken mowers was not reparable and needed to be sold as surplus and the other broken mower needed parts that were on back-order. Fatland had obtained an updated quote of \$22,079 for the type of mower required. This price was unchanged from a quote obtained in 2022. Fatland recommended financing the purchase of the new mower with a 5-year term loan and overlapping future mower replacements with similar 5-year term loans so that mower replacement costs could be spread evenly over the budget years going forward. The new mower could be purchased immediately from fund balance and Fatland could send out a request for financing to regional banks to get the best interest rate for the 5-year loan to reimburse the Harmon Field Fund. Fatland asked the Harmon Field Board of Supervisors for

approval to buy the mower and apply for the 5-year loan. The Board asked about the YMCA/Polk County Recreation offer to donate a mower to Harmon Field. Aldred stated that the used mower offered would probably be too small and inadequate for use at Harmon Field.

Fatland reported that Polk County Board of Commissioners had only approved to pay for 50 percent of the paving costs (approximately \$68,000) which was less than the requested 64 percent. Fatland stated that the paving would not include the small parking lot in front of Tryon Arts & Crafts School since the funds provided by the County were less than requested. If Polk County Commissioners approved raising the Harmon Field Tax Rate in the future, purchasing future mowers without financing could be reconsidered at that time.

Watson made a motion to approve purchase of a mower for Harmon Field and application for a 5-year term loan for the amount of the purchase. Santibanez seconded the motion. Motion was approved by a vote of 5 to 0. Covil was concerned about purchasing the mower before financing was arranged. Covil asked Fatland to confirm before the purchase that it would not cause a problem with the financing if the mower was purchased before the financing agreements were finalized.

#### **Request for Alcohol Permit for Open Air Gym**

Jessica Greve from Thermal Belt Outreach presented a request for an alcohol permit for an Thermal Belt Outreach disc-golf fundraiser event to be held at the Harmon Field open-air gym on September 30, 2023 so that beer and wine could be sold on site at the event. Covil made a motion to approve the alcohol permit for the Harmon Field open-air gym on September 30, 2023. Watson seconded the motion. Watson asked exactly where the alcohol sales would be set up and Greve showed Watson a diagram with the location. Motion was approved by a vote of 5 to 0. Greve requested a signed copy of the facilities rental form and Aldred agreed to provide a copy for her to pick up at Tryon Town Hall.

#### **Open Air Gym Grant Application Update**

Fatland reported that the grant application to the Polk County Community Foundation (PCCF) for funding for the open-air gym room subdivision and renovations had been submitted. The application included photos of the current conditions and letters of support from local groups that would benefit from the improvements. The letter from Tryon Arts & Crafts School had been delivered directly to PCCF to add to the application packet. The grant award decision should be received in September 2023.

The need to replace the deteriorating hinged outer wall with a concrete block wall and two new access doors on that side was discussed. The contractor would meet with Harmon Field and Tryon Arts & Crafts School (TACS) representatives to discuss options for replacing this wall. Fatland would meet with TACS Director Will Barclift to work out timetable for local funds to begin the stabilization work on the gym room walls. There was some concern that the stabilization might delay TACS photography program

classes in the subdivided space. Barclift stated that he wanted to be clear that Harmon Field and Town of Tryon would be paying for the gym room renovations, not TACS.

Watson noted that the water from the roof downspouts was ponding beside the gym foundation slab and the drainage system for the gym needed to be renovated to direct rain water away from the foundation to protect the structure. Any existing drain pipes needed to be unclogged and addition of gutters, downspouts and underground pipes as needed to carry the water away from the foundation slab was recommended. Watson would meet with Fatland to discuss options to accomplish improved drainage.

Watson stated that the gym ceiling looked bad and needed to be fixed. Repainting the ceiling of the gym area was discussed. Fatland had received a quote of \$65,000 to repaint the gym ceiling. Watson recommended a contractor he had used in the past and would send contact information to Fatland to get another quote. TACS representative Julie McIntyre stated that TACS had used an Asheville, NC company to apply a thick flexible silicon coating on the TACS building roof.

#### **Pickleball Courts Update**

Aldred reported that the Pickleball Advisory Group was waiting on grant decisions before proceeding further on the project.

#### **Equestrian Facility Update**

Dunn reported a problem with grass growing in the show rings. Aldred reported that the quote to fix the donated drag's bearings was \$850. Aldred was still looking for suppliers for the new teeth for the other drag. Dunn asked if spray could be used to kill the grass. Aldred stated that neither Harmon Field or Town of Tryon had a functional boom sprayer to do that type of broadcast spraying. The equipment previously used by Harmon Field for the soccer fields and horse show rings was too deteriorated to use. Cost for new boom sprayer would be \$7,000-\$8,000. Such equipment was only used a few times per year on soccer fields and more often on the horse show rings. Watson asked if spraying equipment could be leased as needed. Fatland asked Aldred to get quotes for rental of boom sprayer equipment. Aldred stated that Harmon Field's tractors were old and had difficulty pulling the drags and boom sprayer because they lacked four-wheel-drive. Harmon Field had sometimes borrowed the Town of Tryon backhoe with bucket for work in the show rings to avoid tires spinning. Covil suggested adding water to the rear tires of the tractors to increase traction.

#### **Rental Updates**

Superintendent Aldred reported that Tryon Arts & Crafts School was paid up for their gym room rental fees through August 2023. The Harmon Field concession stand tenant owed July rent and still owed over \$2,000 in past electricity charges. Chairman Nelon reported that the concession stand tenant had told him that if Harmon Field allowed the tenant to install a temporary shelter over the area in front of the concession stand, his business would increase enough for him to pay off the past electricity charges. Watson stated that any shelter would have to be structurally sound enough not to blow over or

become a liability issue. Fatland recommended that the concession stand tenant be asked to submit a detailed proposal for the temporary shelter to the Harmon Field Board at the August 1, 2023 meeting for consideration.

### **Park Superintendent's Report**

Park Superintendent Aldred presented his report.

- Foothills Humane Society (FHS) fundraiser car show on October 22, 2023 – FHS had requested designation as festival so they could use food trucks for their event. The event organizers were unsure how many people would attend this first time event and were concerned that the Harmon Field concession stand would not be able to provide enough food for the crowd. The Board members were split on whether to designate this event as a festival. Town Manager Fatland suggested, since this was a first time event for FHS, that it not be designated a festival. If the event attracted a large crowd this time, future FHS car show events would be designated as festivals. If the crowd was small, future FHS car show events would not be designated as festivals. The Board agreed to follow Fatland's suggestion.
- Spring Fling, a third annual event scheduled for April 27, 2024, had been designated as a festival in the past. The Spring Fling for 2023 had to be cancelled. Aldred noted, because Spring Fling used the entire parking area near the gym, that area would not be available for horse trailer parking if an equestrian event was scheduled for that date.
- Carolina Foothills Chamber had asked to rent the "hog heaven" area of Harmon Field for their third annual Feed the Foothills Harmon Field Music Festival on September 23, 2023 event. The Chamber had asked if the rent could be reduced for this year's event. The Chamber had been paying \$250 to rent the area. It was a one-day event from 11 am to 7 pm on a Saturday. Harmon Field staff handled trash removal and cleanup after the event was not too bad. Watson suggested a cleaning deposit be required for this event as an incentive for the event organizers to do all the cleanup. Aldred stated that approximately 1,000 people attended in the past. No admission fee was charged, but attendees were expected to bring canned goods and non-perishable foods for the local food banks. The event did use power and water and Harmon Field was not making a profit from the current rental fee. The Harmon Field Board of Supervisors approved charging \$350 for the "hog heaven" rental with water and electricity and requiring a \$150 refundable cleaning deposit.
- Southeast Gravel Ride cycling event had been using Harmon Field cabin for the past two years for their annual event. Former Town Manager Ollis had been waiving the cabin rental fee for this event. For 2023, the cabin was already booked by others on their event date, so the event organizers had arranged with Ollis to use the Harmon Field open-air gym at no charge on July 15, 2023. The normal rental fee for the open-air gym for non-profit events like this was \$150 per day. Aldred was directed to tell the event organizers that future events would have to

follow standard rental procedures, complete and submit rental forms and pay the regular fee.

- Cabin equipment failure – the cabin refrigerator had failed shortly after being used by the Fabulous 4<sup>th</sup> of July cycling event when a lot of heated food was put in the refrigerator. Aldred had put the Harmon Field shop refrigerator in the cabin temporarily for renters to use, but it was smaller and not commercial grade. Aldred estimated the cost for a new commercial refrigerator would be around \$2,000. Fatland asked if the equipment had been checked by a repair service to see if it could be repaired. Aldred stated the refrigerator was approximately 10 years old. Covil recommended cleaning the coils on the malfunctioning refrigerator to see if that would resolve the problem. Watson stated that the manager should have discretion to fix these equipment issues without waiting for approval by the Harmon Field Board of Supervisors.
- Grills for Harmon Field - Aldred clarified that the cost for three new grills would be \$1,000 total. (not \$1000 each as stated at the June 6, 2023 meeting) The unneeded grills from Bryan Park had been moved to Harmon Field, but three or four more were needed so that they could fill the grill locations and have one or two in storage to quickly replace any broken grills as needed. Watson made a motion to approve purchase of three new grills. Dunn seconded the motion. Motion was approved by a vote of 5 to 0.
- Dog Park Issues - Aldred had received complaints about the holes in the dog park. Harmon Field staff had filled in the holes multiple times but within two to seven days, the holes were back costing Harmon Field money and staff time. According to the Dog Park rules, dog owners were supposed to fill in any holes dug by their dogs. Funding for the dog park creation and maintenance was discussed briefly. Town Manager Fatland stated that the holes should be filled in within 24 hours for liability reasons. Fatland stated that a dog park users committee needed to be formed to deal with the dog park issues. Covil asked if the dog park should be closed if users were not compliant with the rules. Watson stated that the users needed to be warned that the dog park could be closed if users did not obey the rules. Covil stated that, when the Harmon Field Board of Supervisors approved the building of the dog park at Harmon Field, the Board members were assured by the dog park project group (the dog park funding donor and the Fans of Harmon Field) that Harmon Field staff would only have to mow the area and dog owners would take care of enforcing the rules and any other cleanup and maintenance. Watson stated that the dog park was popular, had lots of use and was worth keeping, but the maintenance costs needed to be reduced. Fatland recommended that, for now, Harmon Field staff would fill holes as quickly as possible and signage would be put up at the dog park to announce a special meeting (date to be determined later) to discuss the future of the Harmon Field Dog Park where a Dog Park Committee to handle rule enforcement could be formed if the public wished for the Dog Park to continue.

- Aldred announced that he would not be able to attend the August 1, 2023 meeting of the Harmon Field Board of Supervisors.

**Other**

**TDDA Request to Rent Upstairs Storage Space at Harmon Field Gym** – Fatland relayed a request from Tryon Downtown Development Association (TDDA) to rent storage space in the upstairs of the Harmon Field gym for \$100 per month. Watson made a motion to approve a short term lease (less than 12 months) of upstairs storage space in the Harmon Field gym to Tryon Downtown Development Association for \$100 per month. Santibanez seconded the motion. Motion was approved by a vote of 5 to 0.

**Next Meeting Date**

The next meeting was scheduled for Tuesday, August 1, 2023, 5:30 pm at Tryon Town Hall, McCown Council Meeting Room.

**Adjourn**

Chairman Nelon adjourned the meeting at 6:54 pm.

**Submitted By:**

**Approved:**

**Miguel Santibanez  
Secretary-Treasurer**

**Stephen Nelon  
Chairman**