

**MINUTES OF THE HARMON FIELD BOARD OF SUPERVISORS MEETING**  
**Tuesday, August 1, 2023**

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; Vice Chairman Warren Watson (arrived late at 5:33 pm); Rick Covil; and Jamie Dunn

**Board Members Absent:** Secretary-Treasurer Miguel Santibanez

**Staff Present:** Jim Fatland, Tryon Town Manager; Greg McCool, Tryon Public Works Director; and Meg Rogers, Town Secretary/Cashier

**Election of Officers**

Covil made a motion to reelect the current officers, Stephen Nelon as Chairman, Warren Watson as Vice-Chairman and Miguel Santibanez as Secretary-Treasurer. Dunn seconded the motion. Motion was approved by a vote of 3 to 0.

**Agenda Amendments**

Town Manager Fatland asked that the agenda be amended to add Item 11-Tryon Gravel Gallop Ride held June 15, 2023, Item 12-Half-Marathon Event-November 18, 2023, Item 13-Update on Open Air Gym, Item 16-Motion to Enter Closed Session for Personnel pursuant to N.C.G.S. 143-318.11(a)(6) and move Other to Item 14. Dunn made a motion to amend the agenda as requested. Covil seconded the motion. Motion was approved by a vote of 4 to 0.

**Approve Minutes from July 11, 2023 meeting**

The Minutes from the Harmon Field Board's July 11, 2023 regular meeting were reviewed. Rogers asked for confirmation on the fees to be charged to Carolina Foothills Chamber of Commerce for rental of the Hog Heaven area at Harmon Field. The Board confirmed that the rental fee would be \$350 and the refundable deposit would be \$150 for a total of \$500. Those amounts needed to be corrected in the draft minutes. Covil made a motion to approve the Minutes from the regular meeting on July 11, 2022 as corrected. Dunn seconded the motion. Motion was approved by a vote of 4 to 0.

**Approve Financial Reports for July 2023**

The July 2023 Harmon Field financial report was presented by Fatland. According to the report, Harmon Field had received \$5,760.00 (2.07%) of its annual budgeted revenues for Fiscal Year 2023-2024 and had spent \$14,062.57 (5.06%) of annual budgeted expenditures for FY 2023-2024 leaving a fund balance of \$97,865.17 as of July 31, 2023.

Dunn made a motion to approve the financial report for July 2023 as presented. Watson seconded the motion. Motion was approved by a vote of 4 to 0.

### **Authorization to Purchase New Boom Sprayer**

Tryon Public Works Director Greg McCool presented quote of \$3,739.65 to purchase a new boom sprayer for Harmon Field. Expected equipment life span would be approximately 20 years. Covil asked from where the funding would come for the purchase. Town Manager Jim Fatland told the Board that the purchase would not be considered a Capital Outlay item because the cost was less than \$5,000. Fatland stated that fund balance could be used to make the purchase. Fatland also informed the Board that he would be moving the Harmon Field Fund Balance to the North Carolina Capital Management Trust so that the funds would receive 5.2% interest instead of the current 0.11% interest at a local bank. Fatland explained that the funds in the Capital Management Trust would be secured investments with no risk as approved the NC State Treasurer and funds would be available as needed with no waiting periods or penalties. Watson made a motion to approve the purchase of the new boom sprayer. Dunn seconded the motion. Motion was approved by a vote of 4 to 0.

### **Update on Mower Financing & Purchase**

Town Manager Fatland informed the Board that there would be a delay getting the new mower from the dealer until September, so he recommended delaying initiation of the loan for this purchase until closer to the projected delivery date.

### **Set Date for Dog Park Meeting**

Town Manager Fatland reported that he had spoken with dog owners at the Harmon Field dog park during several visits. Dog owners loved the Harmon Field dog park. The owners with whom Fatland spoke said they would gladly refill holes their dogs dug at the dog park if they had a pile of dirt with a shovel and bucket to use to do the refilling. Fatland asked the Board to set the date for the Harmon Field Dog Park Special Meeting for dog park users to meet the Board and discuss their concerns, ideas and/or complaints for Tuesday, September 12, 2023 at 5:30 pm at the Harmon Field Cabin so that staff would have time to get the word out. Discussion of the dog park would be the only item on the special meeting agenda for that date.

### **Equestrian Facility Update**

Dunn reported that she was very pleased the purchase of the boom sprayer was approved as it would greatly improve weed control at the equestrian facility. Dunn reported that there were three more horse shows scheduled for the fall of 2023. The lunging area was damaged by the big rain event and needed to be regraded.

### **Rental Updates**

According to the written report submitted by Harmon Field Park Superintendent Aldred, all rents were paid.

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

According to Park Superintendent Aldred's written report.

- Water Fountain Update-two of the four water fountains at Harmon Field were now working. Public Works Director Greg McCool was working with the water Department to try to get the other two fixed. Director McCool added the comment that the two broken fountains had breaks inside concrete foundation that would need to be dug out with a backhoe to access the problem areas.
- Equine – There were several water leaks in the equestrian area. Two big leaks had to do with the sprinkler system and a minor leak was in one of the barns. Public Works Director McCool was working with the water department to get those fixed before the next time the facility would be used August 25, 2023.
- Pickleball – Aldred had not had any updates from the Pickleball Advisory Committee since the last Harmon Field Board meeting.
- New Mower – New mower had been ordered but would not arrive until sometime in September.
- Cabin Refrigerator – Staff cleaned the coils on the old refrigerator but there was no improvement. Public Works Director McCool was trying to get a repair technician to come look at it to see if it could be repaired. A new refrigerator had not yet been ordered pending results of the technician check. McCool added the comment that the technician had checked the unit and advised to replace the refrigerator as the cost to repair would be high due to leaking coolant. Cost to replace was estimated at \$1,300 to \$3,000 for 84-inch by 20-inch refrigerator. It was recommended to go ahead and replace the refrigerator. McCool would shop around to get the best deal.
- Southeast Gravel Ride – Southeast Gravel Ride group did pay a fee to rent the open air gym. They paid \$150 for the day.
- Dog Park Holes – Harmon Field staff had been filling in the holes at the dog park as they saw them. Holes were constantly being redug within 24 to 48 hours after filled.
- Concession Stand Tent – Demetrius had put up a tent at the concession stand on July 24, 2023. When Aldred asked Demetrius about the tent, Demetrius stated the tent was temporary while waiting on a decision from the Harmon Field Board of Supervisors regarding his request to put up a permanent shade structure there. Demetrius was under the impression that he had to be caught up on his past-due electrical bills before he would be allowed to install a permanent shade structure in front of the concession stand. At its July 2023 meeting, the Harmon Field Board of Supervisors requested that Demetrius present a formal proposal for the construction of the shade structure for review by the Board for approval.

#### **Tryon Gravel Gallop Ride held July 15, 2023**

Tryon Presbyterian Church had complained about the event because they had no notice and participants filled up the church parking lot blocking a church breakfast event scheduled for that morning. Dunn stated that the event was total chaos. Cyclists were reported riding on the paved walking path where cycles were not allowed. Harmon Field received a \$150 rental fee for one day use of the gym. The event organizers charged participants \$100 per rider and had approximately 400 riders. The event caused access problems for other park users and impacted local streets. Tryon Arts &

Crafts School (TACS) Director Will Barclift stated that the Gravel Ride group has starting setting up their equipment around the gym the night before when TACS had the gym reserved for another event. Barclift stated the event people were respectful and moved their equipment out of the way while TACS' event was held. However, rules needed to be established so that neighbors (TACS and Presbyterian Church) were informed about these big events and potential impact on operations. Dunn stated that big events should be required to submit a proposal to the Harmon Field Board of Supervisors before reserving facilities like the Toy Run organizers did in November 2022.

Fatland stated that events like this that impacted local streets and traffic needed to meet with Tryon Police Department, Tryon Public Works and Town Administrators at least 60 days before the event to ensure all safety measures were in place. It was recommended to meet with event organizer in September 2023 to plan for the 2024 event. Fatland recommended forming a Special Event Committee for events like this at Harmon Field and any place else within the Town of Tryon to review the operation plan for the event to prevent problems. Considerations would include whether the sponsor was a non-profit or for-profit organization and price would be negotiated for such events that would include facility rental cost as well as costs related to impacts on law enforcement, public works and emergency workers and infrastructure.

#### **Half-Marathon Event-November 18, 2023**

Decision on this proposed event was postponed because no representative of the event organization was present. It was reported that the route for the event would have to be changed because of the Howard Gap Road bridge failure. The organizers would be asked to come in person to answer questions about their event proposal at the September 5, 2023 meeting.

#### **Update on Open Air Gym**

Town Manager Jim Fatland briefly went over the budget and scope of project he used for the Polk County Community Foundation grant application for funding. Total project included paving that would be funded by Harmon Field and Polk County. Quotes for gym wall replacement were obtained and Fatland wanted to coordinate the gym room renovations schedule with Tryon Arts & Crafts School (TACS) during the wall replacement. Public Works Director Greg McCool stated that the wall closest to the parking lot would be removed first and the contractor would try to get the walls fixed first so as to impact TACS class schedule as little as possible. McCool asked TACS to remove as much equipment from the room as possible during the renovation to allow the contractor, Champion, room to do the painting, light fixtures and wall repairs.

TACS Director Barclift stated the equipment was already in place ready to start classes as soon as pest control and humidity control measures were complete. Barclift was concerned about spaces between the wall and ceiling that hindered climate control and allowed pests and birds to get into the room. Watson made a motion to approve proceeding with Champion as contractor to begin the gym room renovation project.

Dunn seconded the motion. Motion was approved by a vote of 3 to 1 with Covil voting against.

Barclift asked if TACS could leave some of the equipment in place covered with tarps while construction was underway. McCool stated that would be okay as long as TACS understood that the space would be unsecured and open to the environment during construction until the walls and doors were completed. Barclift asked that an extension of the lease be considered because of the interruption in TACS use of the room during construction.

### Other

**Polk County Public Libraries request to hold Trick-or-Trot family fun run event at Harmon Field** – Amelia Medrano of Polk County Public Libraries presented a request for permission to hold a Trick-or-Trot event at Harmon Field on October 13, 2023. The two-mile family fun run would begin around 5:30 pm and the route would stay on Harmon Field property.. In the event of rain, the event would be postponed until October 27, 2023. No fees would be charged to participate and the event would be totally free. Set up would start at 4:30 pm an hour before the event was scheduled to begin at 5:30 pm. Approximately 150 participants were expected. Partnerships with local businesses and organizations would provide free backpacks and health treats for the participating children. Covil made a motion to approve permission for the Polk County Public Libraries to hold their Trick-or-Trot fun run event at Harmon Field, contingent on availability of facilities. Dunn seconded the motion. Motion was approved by a vote of 4 to 0.

**Harmon Field Concession Stand Proposal for Shade Structure** – Demetrius presented an oral proposal for construction of an enclosed shade structure in front of the existing concession stand at Harmon Field. He had consulted Tryon Fire Department who had told him the structure would have to have two doors to conform with fire code. Demetrius stated that he would pay all costs to construct the structure with no cost to Harmon Field. Watson asked about the structure's material and was told by Demetrius that the structure would be made of 24 gauge steel. Demetrius showed the Board members a smart-phone photo of the proposed structure. Demetrius stated that the structure would have no insulation to reduce construction cost. Dunn was concerned that it would be difficult to heat or cool the space without insulation. Questions were asked about source of power to run the environmental equipment for the structure. Demetrius stated that no building permit would be needed because the structure would not have a foundation or surface break and would be classified as a temporary structure per the Polk County building inspector. Some grading might be required if the existing surface was not sufficiently level. Watson did not like the appearance of the proposed structure aesthetically. Covil and Watson wanted to assist the concession stand operator in having a successful business and agreed that shade was needed, but some Board members had reservations. Chairman Nelson stated that there would be no decision on this proposal tonight and

requested printouts of the photos Demetrius showed the Board on his phone. Chairman Nelon also asked for a diagram on exactly where the structure would be arranged relative to the existing building. There was need to discuss appearance and public response and it was recommended that Demetrius meet with Town Manager Fatland and Public Works Director McCool. Various alternatives to the proposed structure were discussed briefly a structure with removable canvas side walls. Further discussion was postponed until a future meeting.

**Next Meeting Date**

The next meeting was scheduled for Tuesday, September 5, 2023, 5:30 pm at Tryon Town Hall, McCown Council Meeting Room. A special meeting to discuss the Harmon Field Dog Park was scheduled for Tuesday, September 12, 2023 at 5:30 pm at the Harmon Field Cabin.

**Motion to Enter Closed Session for Personnel pursuant to N.C.G.S. 143-318.11(a)(6)**

Watson made a motion to enter closed session for personnel pursuant to N.C.G.S. 143-318.11(a)(6). Dunn seconded the motion. Motion was approved by a vote of 4 to 0 to enter closed session at 6:35 PM.

**Submitted By:**

**Approved:**



**Meg Rogers,  
Substituting for  
Secretary-Treasurer Santibanez**



**Stephen Nelon  
Chairman**