

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL MCCOWN ROOM
PROPOSED AGENDA
MARCH 19, 2024
7:00 P.M.**

All items are for discussion and possible action

1. Call to Order-Mayor Peoples
2. Invocation
3. Pledge of Allegiance
4. Agenda Adoption-Mayor Peoples
5. Consent Agenda Adoption-Mayor Peoples
 - a. Tourism Board Minutes
 - b. Harmon Field Board Minutes
 - c. Planning Board Minutes
 - d. Parks Committee Minutes
 - e. Tax Reports
 - f. Grant Status Report-Fatland
6. Update on Audited Financial Statements for Year Ended June 30, 2023-Fatland
7. Animal Control Ordinance-Daniels
8. Water and Sewer Planning, Design and Construction Projects-Fatland
 - a. Braewick Sewer Rehab Project Notice to Proceed
 - b. Authorize Advertisement for construction bids for Hidden Hill Sewer Rehab
 - c. Authorize Advertisement for construction bids for Oak Street Sewer Rehab
 - d. Authorize Advertisement for construction bids for Markham/Grady Water/Sewer Rehab
 - e. Authorize Grant Application for Lead Service Line Replacement for Water System
 - f. Authorize Staff to Request Design Engineer Proposal for Jervey Road Sewer Rehab
 - g. Lake Lanier Dam Rehab Project Ordinance
 - h. Capital Projects Work Session Agenda for March 22, 2024
9. FY24 Budget Ordinance Amendment No. 5-Fatland
10. Pay Plan Salary Adjustments for Tryon Police Department-Fatland/Holt
11. Upset Bid Process for Sale of Town Owned Property-Town Attorney
12. Resolution Declaring Surplus Property-Chief Walton/Town Attorney
13. Road Closure on South Trade Street June 1, 2024 "Taste of Tryon"
14. Downtown/TDDA Update-Daniels
15. Minimum Housing/Planning Update-Daniels
16. Town Manager's Report
17. Council/Mayor Report
18. Citizen Comments & Responses
19. Closed Session for Personnel N.C.G.S. 143-318.11(a)(6)
20. Adjourn

Tryon Tourism Board
(Tryon Tourism Development Authority)
Minutes
January 8, 2024
4:30 P.M.

Chairman Mason-Freeman called the meeting to order at 4:35 pm at the Tryon Town Hall with three members present.

MEMBERS PRESENT: Maria Mason-Freeman, Chairman; John Vining, Vice-Chairman; Bill Crowell, Tryon BOC Rep (arrived 4:37 pm); Jeff Fissel; and Allan Casavant (arrived 5:20 pm)

MEMBERS ABSENT: None

STAFF PRESENT: Meg Rogers, Secretary

Approve Minutes from December 4, 2023

Minutes from the December 4, 2023 regular meeting were reviewed. Fissel made a motion to approve the December 4, 2023 regular meeting minutes as presented. Mason-Freeman seconded the motion. Motion was approved by a vote of 3 to 0.

Approve Financial Report for December 2023

The Tryon Tourism Development Fund FY 2023-24 financial report for December 2023 was reviewed.

Tryon Tourism Development Fund FY 2023-24 Revenues as of December 31, 2023 totaled \$11,940.87 (33.64%). Tourism Development Fund FY 2023-2024 expenditures as of December 31, 2023 totaled \$15,735.77 (44.33%). Fund balance as of December 31, 2023 was \$ 61,000.98.

Fissel made a motion to approve the financial report for December 2023 as presented. Mason-Freeman seconded the motion. Motion was approved by a vote of 3 to 0.

Mason-Freeman stated that her vacation rentals had a good Christmas season. Fissel reported that Tryon Resort had a good winter season. The Authority members discussed options for tracking distance of travel for overnight visitors. Atlanta, Georgia was identified as a significant target market for non-equestrian events such as multi-day music festivals. Overflow visitors from regional events in Cashiers and Highlands was also noted as a significant market for the Tryon-Polk County area accommodations with lower cost and better availability compared to rentals in those two cities.

Saluda Grade Trail Update

Commissioner Bill Crowell reported briefly on the current status on the Saluda Grade Trail project. The North Carolina group was still \$25 million short for funding its part of the project. The Town of Tryon Saluda Grade Trail Advisory Committee had not yet met. Current appointments to the new committee to prepare Tryon for the rail trail included Bill Crowell, Michelle Newman and a few Tryon residents. Crowell was hoping that former Tryon Downtown Development Association (TDDA) Executive Director Michelle Newman would stay on as a TDDA volunteer and Tryon's representative on the Saluda Grade Trail Project Committee. The Town of Saluda was asking the Project Committee about railroad property that could be allocated for parking northwest of downtown Saluda. Parking along the trail would be a big deal. Crowell wondered if McCown Street might be redesigned to increase parking.

Possible parking along spurs off the Saluda Grade Trail along Town of Tryon sewer rights-of-way like the one along Pookie Lane were discussed briefly. With parking and public restrooms needed in downtown Tryon to prepare for the Saluda Grade Trail, it was suggested that an engineer be appointed to the Town's advisory committee to assist with these plans. Crowell hoped that the Tryon Board of Commissioners would commit funds to provide permanent public restrooms downtown. Vining had found a Polk County news article from 1915 that stated that Tryon needed public restrooms even back then.

The potential dangers at the location where the railway crosses US 176 in front of Sidestreet Pizza were discussed and might require NCDOT to install stoplight at that intersection.

Crowell stated that when the Saluda Grade Trail project was ready to start, it would probably proceed quickly with a few stop & start periods. Some potential trail issues, such as narrow bridges, on the Ecusta Trail and the Virginia Creeper Trail were discussed briefly.

Website & Social Media

Tracey Daniels was not present, but her written report was reviewed.

Social Media Status Report-ExploreTryon Facebook Page (Updates below for last 30 days)

- 5-8 posts per week; tourism focused,
- 7 new followers in past 30 days
- Average post reach 4,210
- Post engagement: 929 (likes, shares, comments, etc.) up 42% and 181 clicks to website
- Most liked posts –
 - * December Holiday post (general happy holidays post)
 - * December "4th Friday" post
 - * Christmas Parade post

County Update

- Unofficially, County tourism rates seem steady to growing slightly
- Saluda and Tryon occupancy numbers have been down. (Tryon showed impact of Pinecrest unofficial closure and loss of Melrose Inn.) Overnight stays appeared to be moving into the "county".

Miscellaneous

- Answered incoming questions
- Conversation with Melinda re website event coordination and overall update (since December County Tourism meeting canceled.)
- County Tourism meeting for 12/12/2023 was cancelled. Next meeting scheduled for 3/12/2024.
- Melanie Jackson (rep. of Yonder) said she would be willing to rejoin the board
- Daniels would be able to attend February, March, April and May Tryon Tourism Authority meetings (due to change in conflicting meeting schedule moving forward, plus other side of chemo/radiation)

SWOT Analysis Update – Work Plan Discussion

Fissel stated that the “Work Plan Discussion” item was no longer relevant and suggested that the agenda item be changed to “SWOT Goals Update”. The members agreed.

Increasing marketing targeting the Atlanta, Georgia market was recommended. They would check with Tracey Daniels on social media ads for the Atlanta GA and Charlotte NC markets. “Cost per click” ads were discussed briefly and would provide more targeted marketing, but cost could be a factor. Fissel did not recommend radio ads because they were hard to use effectively. The members wanted to request information from accommodation providers on customer zip codes to have a better idea of the current tourism market sources.

Work plan objectives were discussed. They included:

- 1) Where to advertise and define target market
- 2) Encourage better business hours downtown
- 3) Need designated professional photographer or budget to buy photos for events in Tryon to use for website and marketing. Fissel suggested that the Authority consider expanding Tourism Advertising Grant Program to include grant to Town of Tryon to pay for photos and videos for marketing. Videos were better than still photos for marketing and current SEO standards. Facebook Reelz for short video posting and ads were needed because Facebook would decrease social media priority for accounts without videos. Mason-Freeman suggested a local contest for submitted videos with full rights to use the submitted videos in marketing as a requirement for entry. Fissel suggested offering influencers a gift card to encourage video posts related to Town of Tryon. Vining agreed that the Authority should pursue development of a digital library for marketing.
- 4) Need to develop a brochure or booklet less than 10 pages for distribution to guests at local B&Bs and vacation rentals. Including a pull card for requesting more information could provide e-mail addresses for marketing by e-mail and encouraging return visits.
- 5) Set a goal of increasing Facebook followers to 10,000 or more from the current 4,200 steady number.

Casavant wanted to pursue roadside billboard advertising for upcoming events. However, Crowell informed Casavant that cost for outdoor billboard ads exceeded available funds and allocating all funds to billboards would eliminate funding for website, social media and other important marketing options.

Casavant made suggestions for expediting infrastructure renovations in Tryon. He recommended that a contractor be considered to serve on the Tryon Board of Commissioners to help expedite the renovations as well as projects to bury downtown power lines. Casavant updated the Authority on the evolving plans for the event center and other properties he was developing on Pacolet Street. A space he hoped to develop as a bar had been leased for gallery space. Casavant stated the need for a good bar with space for pool tables and socializing in Tryon.

The need for more hotel rooms downtown was discussed briefly. Fissel reported that Tryon Resort would be adding an 84-room hotel in the near future. Vining asked Fissel if shuttle transportation between Tryon Resort and downtown Tryon would be feasible. Fissel suggested that shuttle service would only be feasible for transportation from Tryon Resort accommodations to big music festival events staged in Tryon.

Confirm Date for Next Regular Meeting

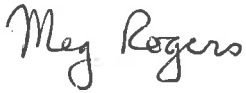
The next regular meeting of the Tryon Tourism Development Authority was confirmed for Monday, February 5, 2024 at 4:30 pm at Tryon Town Hall, McCown Room.

Adjourn

Mason-Freeman made a motion to adjourn. Meeting was adjourned at 5:47 pm.

Prepared by

Approved:



Meg Rogers
Secretary



Marie Mason-Freeman
Chairman

MINUTES OF THE HARMON FIELD BOARD OF SUPERVISORS MEETING
Tuesday, February 6, 2024

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 5:50 pm); Secretary-Treasurer Miguel Santibanez; Rick Covil; and Jamie Dunn

Board Members Absent: none

Staff Present: Jim Fatland, Tryon Town Manager; Brad Gordon, Harmon Field Superintendent; Tryon Director of Development Lourdes Gutierrez; and Meg Rogers, Town Secretary/Cashier

Harmon Field Master Plan Public Input Session

A public input session was opened at 5:30 pm with approximately 60 people in attendance. Fatland provided a short summary of grant funding currently being sought for Harmon Field projects. The Town of Tryon had already received a grant to hire grant writers to apply for funding for Harmon Field. Fatland reported that landscape architect Mark Byington, who prepared a prior Harmon Field Master Plan, had agreed to assist with updating the Harmon Field Master Plan. Harmon Field Park Superintendent Gordon presented staff's preliminary recommendations for updates to the Harmon Field Master Plan. These included:

- 1) Renovate and turn old Tryon Middle School library building into a community center
- 2) Add additional pathway lighting and update sports facility lighting
- 3) Build an inclusive playground for the community
- 4) Move current dog park to another area of Harmon Field (i.e. hog heaven area across the river) and put the baseball field where dog park currently exists back in use for 8U and 12U baseball games.
- 5) Bring back the community garden space at Harmon Field
- 6) Add a sand volleyball court
- 7) Repave the walking path and pave the gravel parking lot near the school building – paving projects funded by Harmon Field, Town of Tryon and Polk County could be used as match funding required by some of the grants being sought.
- 8) At equestrian facility, replace boards around rings, add a lunging area with fencing, add a water truck to Harmon Field fleet and replace the horseshow office building with a permanent structure.
- 9) Add pickle ball courts to the area behind the existing tennis courts with garden area between them and put existing gazebo in center of proposed garden area.

Chairman Nelon solicited public input:

- Fred Herres (owner of property adjacent to Harmon Field) requested improved lighting and light controls to reduce light pollution and increased work to eliminate kudzu on the Pacolet River banks at Harmon Field.

- Nick Fischer, representing the Harmon Field pickle ball project advisory committee, explained the plan to seek funding to add six pickle ball courts to Harmon Field and parking for the courts.
- Josh Goldstein asked that pickle ball courts be prioritized in the master plan because of the need for more courts for all ages. Goldstein was urged to work with Fischer and his committee to help with fundraising for pickle ball. Tryon Board of Commissioners and Harmon Field Board of Supervisors had already approved supporting addition of six pickle ball courts at Harmon Field.
- Abe Glasscock, a member of an informal group, Mountain View Tennis Club, that was using the Harmon Field tennis courts on Mondays, Wednesdays and Fridays, asked for resurfacing of the existing tennis courts to be included in the master plan update.
- Jessica Glasscock asked about revenues to Harmon Field received from equestrian events at Harmon Field. Fatland reported that \$15,000 net revenue generated from the 2023 horse show events would be used to maintain the equestrian facilities.
- Marya Hoffman, a new resident of Columbus NC, asked that the paved walking path around the perimeter of the park be extended along the front edge of Harmon Field to complete the circle and remove dead ends at the east and west ends of the existing trail. Hoffman also asked that a foot bridge over the Pacolet River be added at the east end where the Pacolet River bends connecting the paved walking path to hog heaven area at that location. Hoffman also suggested that, if the old middle school library building were demolished, the concrete foundation pad would make a great music stage area with the sloping lawn around it for audience seating area. Hoffman's printed wish list included signage or museum display commemorating the Harmon Field equestrian history and significance, more benches on the east side of the park, better/safer access to river shoreline, better post-flooding cleanup of river banks, make the east side of the park into a true beach area for children and dogs to enjoy the river with places to sit, establish a garden club for Harmon field to add and maintain floral enhancements, native plants, wild flowers and possibly a sculpture garden. Hoffman suggested funding sources from donations and merchant sponsorships with naming opportunities on benches, bridges, garden areas, etc.
- Heather Kell praised recent park improvements and asked if the soccer nets could be replaced. Park Superintendent Gordon explained that the good nets were in storage until the start of soccer season and the old equipment currently out was for practice use in the off season so the good equipment would not be damaged by winter weather. Gordon reported that Brad Muse of Polk Rec/YMCA had indicated that new soccer nets would be purchased to replace the damaged nets for the upcoming season. Kell also asked if the Chamber of Commerce Bar-B-Que Festival could be brought back to Harmon Field.
- Denni Crowe stated that Polk County Appearance Commission offered grant funding for kudzu removal. Crowe also offered contact information for a lighting expert who could assist with recommendations to reduce light pollution. Crowe also requested permission for Airstream Rally participants to park one night at

Harmon Field and to use the Harmon Field cabin on one weekday to provide a meal to feed the Airstream Rally participants.

- William Baird, soccer coach, asked about plans to fix up the Harmon Field bathrooms to address missing door locks, running toilets and other issues.
- Laura Baird, a county resident from Sunny View township, supported improvements for soccer facilities for all ages and addition of pickle ball courts. She supported all the items on the staff's suggestion list. Laura Baird also requested finding sponsors and partnering for sports programming for families and teens without fees.
- Loti Woods asked that native plants be used for streambank and other planted areas at Harmon Field. Woods praised work done by new staff at Harmon Field. Woods also supported Laura Baird's request for reduced fees or free use of Harmon Field facilities for non-profits.
- Roger Denold, 8-year local resident and avid pickle ball player, thanked the Harmon Field Board for the opportunity to provide public input. Denold supported adding pickle ball courts and hoped that opportunities to improve dialog between the public and park administration would continue along with project status updates to the public.
- Jerry Pospisil, member of the Tryon Arts & Crafts School (TACS) Board of Directors, expressed concern about overtaking the parking available at Harmon Field and the impact of large public events at Harmon Field on TACS parking needs. Pospisil supported renovating the old school library building, paving the gravel lot on Harmon Field Road and repaving the paved lot in front of TACS that was owned by Harmon Field. Equestrian events and community events at the gym also required a lot of parking space near the gym and TACS. Fatland stated that he was working with Harmon Field staff on procedures to prepare for community events with participation by all impacted groups. Pospisil also stated concerns regarding broken windows at the old middle school library building and liability about debris blowing off the building.
- Joe Cooper, member of Polk County Appearance Commission, stated that a lot of good ideas had been suggested and he supported the importance of eradication of invasive plants and suggested adding signage for native plants and trees at Harmon Field as part of adding an educational aspect to the walking trails and throughout the park.
- Corey Woods supported kudzu and bamboo eradication, addition of pickle ball courts and dedication to native plants as part of the master plan.
- Ed Machee asked about acquiring the property west of Harmon Field but was told the property was private property and not available. Machee told the Board about a smart phone app that could identify trees and plants at the park without the need for signage.
- Don Taylor applauded the Harmon Field Board of Supervisors and Town Manager Fatland on how issues at Harmon Field had been addressed so far. The river walk was a big asset at Harmon Field and Taylor asked that the master plan include efforts to select vegetation so that a good view of the river from the paved walking trail was preserved. Fatland explained that he was concerned

about the condition of the Harmon Field facilities after he returned 15 years after his prior term as Tryon Town Manager. The Tryon Board of Commissioners had recently provided Harmon Field funds to expedite repairs. True operating cost for Harmon Field exceeded the budgeted Harmon Field tax district revenues at the current rate set by Polk County.

- Margaret Freeman supported continuation of the Harmon Field equestrian facility and events and adding to the paved pathway to complete the loop along the front edge of Harmon Field along Harmon Field Road. Chairman Nelson stated some concerns about keeping motorized vehicles from using the paved walking path inappropriately.
- Kathy Brettman, former Polk County Appearance Commission member, expressed concern about the number of large trees cut down at Harmon Field and asked that trees be planted to replace them. Brettman stated that, in the past, the Polk County Appearance Commission had offered funding toward planting new trees to replace lost trees at Harmon Field. Adding trees to provide shade would make Harmon Field better. Chairman Nelson was also concerned about loss of large shade trees around Harmon Field. Brettman recommended applying to the Polk County Appearance Commission for funds for trees.
- Abe Glasscock asked if there would be more public input opportunities after the grant funding was obtained regarding details of facility construction. Fatland explained that use of grant funds was designated according to the grant application budget. Accurate cost estimates were important to ensuring sufficient funds for completion of project construction. The speaker was advised to consult Nick Fischer regarding the details to be included in cost estimates for turn-key construction of pickle ball courts. The Harmon Field Pickle Ball Committee's estimates would be used for grant applications. Watson explained that additional upgrades and improvements could be phased in later.
- Jessica Glasscock asked if Harmon Field had considered purchasing the tomato field property east of the park. Covil responded that the family owning that property had been contacted in the past but were unwilling to sell. She asked about getting permission from the owners for public trails around the tomato field.
- Steve Martinez, director of the HOOPZ youth basketball program, stated that Harmon Field had been a good home for his program and thanked the Harmon Field Board of Supervisors for their support of family event organizations. Martinez asked that water fountains be added near the gym for players, especially for summer months. Martinez also asked that the restrooms be improved.
- Polk County Recreation/YMCA representative Atticus Fehl thanked Gordon and the Harmon Field Board of Supervisors on behalf of the soccer coaches and youth players who loved playing at Harmon Field and thanked Fatland for his work to improve facilities at Harmon Field.

The public input session was closed at 6:20 pm.

Thermal Belt Outreach Events Alcohol Permits

Park Superintendent Gordon briefly explained the new procedures being developed for planning community events to be held at Harmon Field and new planning forms to be completed by applicants prior to meeting between applicant, Gordon, Town of Tryon staff and other impacted entities. Cathy Rogers of Thermal Belt Outreach (TBO) presented a request for permission to sell and serve alcoholic beverages (beer & wine) for a short period at lunchtime during the event at Harmon Field gym for their Disc Golf Tournament event on May 4, 2024. The 2023 disc golf tournament hosted 30 players. The event would need limited support from Harmon Field staff to place a "Reserved" sign at the gym. EMT needs were minor and would be provided by Polk County EMS, as needed. Parking needs included parking for approximately 50 cars near open-air gym. TBO would provide crew to setup for the tournament in the morning and breakdown by dinnertime. The event would need water and electric hookups if possible. The Harmon Field Board of Supervisors confirmed that the alcohol permit for the Harmon Field open-air gym for the May 4, 2024 disc golf tournament was approved.

Park Superintendent's Report

Harmon Field Park Superintendent Gordon provided a printed report.

- Dog park was slowly getting out of control with visitors not complying with rules. A parvovirus case resulted in a 30-day dog park closure which would end in another week. Gordon suggested changes to dog park rules and new signage as funds allow. Polk County Animal Control recommended closing the dog park one day each month for 24 hours to disinfect the facility. Polk County Animal Control would also be checking for rabies tags or documentation at the dog park. Gordon asked authorization for Harmon Field staff to enforce dog park rules and ask non-compliant users to leave dog park as needed. The Board stated that Harmon Field staff were authorized to enforce Dog Park rules but were not required to do so. Proposed new rules (or changes) to be added to existing rules included:
 - All dogs must be leashed until safely inside the dog park and returned to a leash prior to exiting
 - Vaping, smoking, and chewing tobacco were not allowed
 - Reduce from 3 dogs per person to 2 dog per person limit
 - Dogs must be vaccinated for rabies and DHLPP. (This was a five-way vaccine that included Distemper, Hepatitis, Parvovirus, Parainfluenza and bacterial infection Leptospirosis) – recommendation from veterinarian and animal control
 - "Small dogs" were defined as 25 pounds and under
 - Dog park participation was "at your own risk"
 - If these rules were not being followed by anyone visiting the dog park, they would be asked to leave by park personnel and anyone who repeatedly did not follow the dog park rules would not be allowed back into the dog park.
- Harmon Field staff was in process of getting the baseball fields in playing order with the help of Mark Emory and Polk County Middle School baseball team and

softball team. Players and coaches were planning a community-service hours work day to help prepare the baseball fields on February 17, 2024.

- Harmon Field staff had cut all drainage areas and creek banks beside the cabin from the small shop to the river.
- Harmon Field staff would begin cutting tree limbs along the walking path that were dead or low hanging.
- Harmon Field staff were going to be working on equestrian stalls and preparing them for spring horseshow season. Staff were also meeting with Jamie Dunn to work on master plan update for the equestrian facility.
- Harmon Field staff was working on getting quotes for the updated master plan elements and budgeting for the coming year.
- Gordon spoke with Derek Champion on January 24, 2024 about open-air gym renovation project and Champion said he would be hanging insulation and sheetrock the week of January 29, 2024 with possibly a month before completion of Champion's part of the project. Gordon asked Champion to be finished by April for possible music festival.
- Harmon Field staff were going to be pressure washing buildings, sidewalks and patios for upcoming spring season.

Polk County Toy Run Request

Barry Gee, coordinator for the annual Polk County Toy Run thanked the Harmon Field Board of Supervisors for allowing the event to relocate to Harmon Field in 2023. In 2023, 463 riders participated in the Toy Run. The revised route worked well. Gee had been the event coordinator for the last 18 years of the event's 21-year history. Gee was training a young man to eventually take over running the event. The event only had one power issue at 2023 event and borrowed tables and chairs and cones for parking areas. Gee stated that relocating to a new venue was a learning curve. Gee hoped that the Polk County Toy Run would be able to continue to use Harmon Field in the future. The event drew participants from several counties and two states. The event provided parking for 30-45 motorcycles and security utilizing both Harmon Field and Tryon Arts & Crafts parking space near the gym. The park restrooms were an improvement on the port-a-johns they had used at the Saluda venue. Gee thanked Gordon for the help provided by the Harmon Field staff and thanked the Town of Tryon for assistance to reserve the facility. Gee was ready to start the planning process to prepare for a good event in 2024. The 2023 event benefited Polk County Sheriff's Office, Steps to Hope, and Thermal Belt Outreach, collecting \$34,000 and 60 bags of toys. Dunn told Gee that some of the horse show events at Harmon Field might be interested in doing toy collections in partnership with the Toy Run. Gee told Dunn that the Polk County Sheriff's Department stored toys collected prior to the event for distribution at Christmas and at other times for families in need. Gee suggested that the horse show staff contact Polk County Sheriff's Department or Polk County Department of Social Services regarding collection and donation of toys at equestrian events. Gee stated that toy collection bins were placed in stores and other collections were done each year starting after Halloween.

Approve Minutes from January 2, 2024 regular meeting

The Minutes from the January 2, 2024 regular meeting of the Harmon Field Board of Supervisors were reviewed. Watson made a motion to approve the Minutes from the regular meeting on January 2, 2024 as presented. Dunn seconded the motion. Motion was approved by a vote of 5 to 0.

Approve Financial Reports for January 2024

The January 2024 Harmon Field financial report was presented by Fatland. According to the report, Harmon Field had received \$377,970.38 (70.22%) of its amended annual budgeted revenues for Fiscal Year 2023-2024. Total Operating expenditures were \$188,500.63 (63.90%) and Capital expenditures totaled \$171,383.68 (70.45%) for FY 2023-2024. Total Expenditures were \$359,884.31 (66.86%) of amended annual budgeted expenditures for FY 2023-2024 leaving a fund balance of \$134,723.56 as of January 31, 2024.

Watson made a motion to approve the financial report for January 2024 as presented. Dunn seconded the motion. Motion was approved by a vote of 5 to 0.

Pacolet River Streambank Restoration Area Maintenance Presentation

Warren Eadus of Quibble Engineering showed a slide presentation and provided information on the Pacolet River Streambank Restoration Project at Harmon Field. Mr. Eadus also provided a 50-pound bag of native repairing seeds worth \$1,000 for distribution along the project area to reestablish plants lost to recent flooding events. Eadus stated that two 50-pound bags of seeds were needed for maintaining the entire project area. Eadus summarized the history of the project showing images of the Pacolet River banks at Harmon Field before and after the project work. Before 2018 there was a lot of erosion along the banks with undercutting and poor access to the river. In 2014-2015 Wildlife Resources provided a grant to treat both sides of the Pacolet River. In the winter of 2018, project construction at Harmon Field began to address increasing flood runoff caused by upstream development. The project remodeled the streambanks to reduce erosion and flooding. They were unable to eliminate invasive plants in the project area. Rocks were placed to mark the restricted buffer zone required by the grant terms that extended 50 feet from the edge of the river. Between the marker rocks and the river, the grant rules had to be followed for maintenance. Geolift fabric was used to create gradual stair-like structures at previous bank erosion sites. Native plant seeds and live stake plantings were put in and should be replaced and maintained as needed in the restricted areas along the river banks. Flooding had removed some of the geolift fabric stairs and they needed to be replaced. Otherwise, the rock vanes and geolift benches were doing okay and only needed more seed applied after flooding events. Eadus stated that the grant required a deed restriction be recorded that still needed to be done. The grant also required Harmon Field and the Town of Tryon to maintain the 50-foot buffer area according to the grant rules. Eadus stated that the maintenance needed to balance required streambank vegetation with the public's stated desire to be able to see the river edge from the walking trails. Harmon Field had a contract with a company to manage the streambank

and remove invasive plants. However, Harmon Field had to back off on frequency of work because funds budgeted for this work was reduced from \$3,000 to \$1,800 per year in Fiscal Year 2023-2024. Eadus told the Board that seed from the allowed seed list needed to be reapplied annually and that a shorter riparian seed mix could be used to make it easier for the public to view the riverbank. Watson stated that he preferred using seed for shorter vegetation at Harmon Field and wanted multiple access points clearly designated for the public to access the river bank with clear signage for these access points. Eadus stated that cutting back vegetation along the river bank too much would reduce performance to protect the banks. Eadus agreed to send contact information for providers of the short riparian seed mix. Eadus wanted to see the grant-required deed restriction recorded as soon as possible.

Eadus answered staff questions about the project's rain garden drainage areas around Harmon Field. The rain gardens included low plants only, no trees and should be self-seeding for low maintenance. Larger size rain gardens performed better than small area rain gardens.

Watson asked staff to work on recording the deed restriction, scheduling the maintenance work, hiring a contractor to manage the project area going forward, and budgeting funds annually to maintain the project area. Eadus stated he was willing to volunteer with his children to participate in riverbank trash cleanup events at Harmon Field.

Equestrian Facility Update

Dunn reported that she had contacted Lewis Pack regarding water truck rental. Fee to rent the water truck was \$500 per day. Dunn stated that the coordinator for the one-day shows was willing to rent Pack's water truck, but asked for a reduction in the Harmon Field facility rental rate to help compensate for the truck cost. Gordon stated that Harmon Field staff could operate the trucks to water down the rings if the truck was available on Friday afternoon during regular working hours. Operation of the water truck after hours would incur an over-time hours charge to the renter. Dunn reported that Foothills Equestrian Nature Center (FENCE) horseshow facility charged a minimum of \$1,000 to rent their facility but they provided a covered arena and more extensive show support during events. Dunn wanted to remain comparable to FENCE in facility rates. Watson asked if Harmon Field would lose the rental if the rental rate was not discounted for these one-day shows. Dunn wanted to remain comparable to FENCE to avoid losing equestrian facility rentals at Harmon Field. Dunn recommended a \$50 discount from the \$550 daily rental fee for one-day shows that rented Lewis Pack's water truck to prepare the show rings. That would make the combined cost of \$500 truck fee plus discounted daily rent \$500 total at \$1,000 which would be equal to FENCE's basic \$1,000 facility rental rate.

Update on Open-Air Gym

Gordon reported that he had contacted Derek Champion about project completion schedule (see Superintendent's report above). Some of the siding was up and a few

doors and windows. He was waiting on the electrician. Champion would be working on the project. Watson asked for a work schedule for completing the project.

Other

Tryon Arts & Crafts School (TACS) Request – TACS Director Will Barclift stated that TACS had been paying full rent for the part of the gym room that they were currently not able to use because of the renovation delays. The upstairs gym room provided to temporarily store TACS photo classroom equipment had a pipe burst last week. Barclift asked that the classroom rental fees be waived until the renovations were complete and TACS could actually occupy and use the rented classroom space. Watson made a motion to waive TACS \$200 per month rental fees for the gym classroom until the space was ready and TACS would only have to pay a \$60 per month rental fee for gym upstairs storage space. Classroom rent prepaid for December 2023 to May 2024 would be applied as credit toward the \$60 per month storage space fee and future classroom rent. Covil seconded the motion. Motion was approved by a vote of 5 to 0. Jamie Carpenter, TACS Board Member, asked that the \$200 per month paid for May 2023 through November 2023 be refunded or applied as prepayment of rent when the renovated space was ready.

Concession Stand Shelter Update – Dunn asked for an update on the Concession Stand shelter. The shelter materials were currently on the ground and looked bad for park users. Public Works Director McCool explained that a volunteer had offered to install the shelter, but then wanted to charge \$2,500 to Manzolina's to do the work. Because the "volunteer" was not a licensed contractor, the Town of Tryon could not write him a check. Building/zoning permits were approved. Harmon Field paid for the materials. McCool stated that they were waiting on authorization. Dunn asked if the Town could act as its own contractor to install the shelter? Dunn requested that the shelter materials be moved by the end of February if the shelter had not been constructed by then.

Next Meeting Date

The next meeting was scheduled for Tuesday, March 5, 2024, 5:30 pm at Tryon Town Hall, McCown Council Meeting Room and would include another public input session.

Adjourn

Meeting was adjourned by Vice-Chairman Watson at 7:15 pm.

Submitted By:

Approved:

Miguel Santibanez
Secretary-Treasurer



Stephen Nelson
Chairman

Tryon Board of Planning and Adjustment
Minutes
December 14, 2023
3:00 P.M.

Wanda May filled in as chairwoman due to John Walters speaking on behalf of Allan Casavant for the two permits being discussed during meeting. May called the meeting to order at 3:00 pm at the Tryon Town Hall with three other members present.

MEMBERS PRESENT: Warren Carson, Luis Ebratt, and Nigel Stroud

STAFF PRESENT: Tim Daniels and Jordan McKeown

Minutes From October 2023 Meeting

Nigel Stroud motioned to approve the minutes from the October 2023 meeting, Luis Ebratt second the motion. All in Favor.

69 Pacolet Street Site Plan Review

Wanda May asks Tim Daniels if there are any ordinances that the board should pay attention to, she also asked if there are any setbacks.

Daniels responded that there are no setbacks in the central business district.

Daniels informs the board that the new owner, of 69 Pacolet Street, Allan Casavant, has submitted plans for an addition on the side of the building and a canopy to go behind the building. John Walters was present to answer any questions the board had. Warren Carson asked what the planned use for the building is. Walters stated that it is going to be an event center. The addition is going to be for storage off of the main floor and the canopy is to provide shelter during inclement weather as well as for sun screening.

Walters stated that elevations had changed and passed out updated plans. He also stated that the addition would project out into the driveway, around the addition will be parallel parking spots as well as a handicap space, and where the truck was drawn on the plans is where there will be a loading/unloading dock. Carson asked if the lane would stay open where the parallel spaces will be. He also asked if it was a one-way lane from Pacolet Street. Walters confirmed that it would stay open and that the lane is one way from Pacolet Street, he included that the parking in the rear would stay the way that it is. Carson asked how much of the parking belongs to Casavant. Walters responded that all the parking including behind the post

office. Carson expresses concern about congestion behind the post office.

Warren Carson motioned to approve both the addition and the canopy.

Luis Ebratt second the motion.

All in Favor.

65 Depot St Patio Addition Review

May asked if the patio would be directly behind the addition. Walters explained that they would like to extend a patio, same as the floor level of the restaurant, and have steps and a handicap ramp up to that space. The purpose of the space would be for outdoor seating.

Daniels pointed out to the board that on the plans, at the very end there are trash containers, he asked Walters how high the wall would be. Walters responded the wall would be 4 feet.

May asked how would you access the trash receptacles. Walters responded that there would be gates to access them on the other side. Nigel Stroud asks if the trash will be accessible from the public right of way and asked what was over next to where the proposed trash receptacles are. Walters responded that it was the church property. Carson asked if the addition affects depot street, his concern being that depot street is already narrow. May asked if there are plans to fence in the property. Walters responded there will be a 4-foot wall with hand rails on each side of the steps. Stroud stated that it is possible to access trash from the public area. May stated that she can see the esthetic reason for putting the trash receptacles there but wondered if the church may have an issue with it. Stroud expresses concern that the trash is only accessible from the other side, on the church's property. He suggested moving the ramp to eliminate the need to go on the churches property to access the trash receptacle. Daniels states that a site triangle does not apply to central business district. Walters will make the suggestion to Casavant. Carson asks is the church aware of the suggested plans for the trash receptacles and the access to them. Walters is not sure.

Nigel Stroud approved with the suggestion that access to the trash receptacle be on other side of the rectangle, property line.

Wanda May second the motion.

All in favor.

Meeting Adjourned

Meeting was adjourned at 3:30 PM.

Prepared by:

Approved by:

Jordan McKeown
Billing Clerk

John Walters
Chairman

Tryon Board of Planning and Adjustment
Minutes
January 11, 2024
3:00 P.M.

Daniel Gerst filled in as chairman. Gerst called the meeting to order at 3:00 pm at the Tryon Town Hall with four other members present.

MEMBERS PRESENT: Warren Carson, Luis Ebratt, Nigel Stroud, Allan Casavant

STAFF PRESENT: Tim Daniels and Jordan McKeown

548 N Trade St T10-B2 Rezoning Request

Tim Daniels explained to the board that they will be making a recommendation to Town Council to approve or to disapprove the rezoning. The applicant is requesting that the parcel be rezoned from general business to multifamily residential, across the street is zoned multifamily residential so it would not be a spot zoning situation. Allen Casavant will have to refuse himself to answer any questions on the applicant's behalf. Cassavant stated the applicants plan is to live there and rent out the other spaces, there will be three or four units. Nigel Stroud motioned to approve the recommendation. Warren Carson second the motion.
All in Favor.

New Chairperson and Co-Chair

Daniels stated that at the next meeting the board will need to vote for a new Chairperson and Co-chair. Daniel Gerst asked if the chairperson has to live in town. Daniels stated he would find out and send out an email. Warren Carson stated he would be willing to be co-chair.

Other Business

Casavant asked if there is anything in the ordinance related to tables/umbrellas on main street, he stated there is a mismatch, he feels like everything should have the same color scheme/structure. Daniels responded that it is not defined but there is a design committee that has been formed that will be addressing those kinds of things. The design committee will be a recommendation group that will make recommendations to Town Council. Cassavant asked if there are any rules/regulations about business putting their tables on the town sidewalk, he

referenced The Bottle stating where their tables are located is a lifesaving/ public safety issue. Daniels responded that the only thing in the ordinance is the distance of walk-through space, which he thinks is four or five feet. Luis Ebratt asked Casavant if there had been any issues or if other people had complained about it. Casavant responded that he has heard people talk about it being a safety issue. Carson stated it may be premature for the board to do something about this if there is a committee being formed that will be specifically dealing with these kinds of issues. Gerst asked if it would be considered right of way with DOT. It is a DOT road but Daniels believes the town oversees the sidewalks but he wasn't sure about DOT right of way. Casavant asked if companies needed to apply for permits to put tables ect. On the side walk. Daniels replied no they do not. Stroud stated there should be a rule about sidewalk obstruction. Daniels mentioned that is something the design committee can include in their recommendations to Town Council. Daniels mentions that per the ordinances the people that can enable a text amendment are the planning board, town council or anyone who wants to pay \$800-\$900 to suggest a text amendment. If the board wants to attempt at a text amendment the board will need to agree on it to start the process, or wait for the design committee to make recommendations. Casavant asked if Daniels would consider the issue to fall under design committee or something else. Daniels responded that design committee is more about appearance. Stroud asked what the time frame for when the design committee would be official, if it will be a while then the board should go ahead and address it now. Daniels stated that the board has a right to do it now, as it states in the ordinance. Stroud stated he would like to know what the rules existing rules are. The board agrees. Daniels is to gather information and email to the board members. Carson stated that it would be helpful to know what the town had planned for the future of the downtown area to better understand the direction the board needs to take. Gerst asked Daniels to provide any details about spacing, distance from the curb to the building, is there anything on the books about putting objects in that space. Stroud added that it may be a question for the Fire Department/ EMS, if a building isn't accessible that would be an issue of life safety. Casavant suggests that The Bottle uses a parking spot as a patio instead. Carson added that the way that the towns parking is set up is dangerous, the spaces are too short especially for the large trucks, he also mentioned the flow of traffic in some areas for example near the post office, going over the tracks to oak street and strange turns. Casavant suggested making on-street where you have to back in to parking spots only. Carson

suggested making the on-street parking for cars only. Cassavant pointed out that the owner of the restaurant Merengo parks her large truck right in front of Buck's Pizza's 15-minute parking and leaves it there all day long, he also pointed out that there are 8 other "offenders" that park there all day. Casavant stated he thinks there should be a 2-3-hour max parking for on-street parking, and have police check occasionally, business owners/employees shouldn't park on main street. Daniels responded that he would need to check the process on that, it would be under the streets and sidewalks parking code, which has to do with the police department. Stroud mentioned that there are already 2-hour parking signs up. Gerst asked if the board can make a proposal to the police department. Daniels stated he would talk to the Town lawyer about the proper procedure. Stroud asked about parking behind trade street. Daniels responded that there are some parking spaces, but a good bit of the parking areas are privately owned. Stroud asked what other options for parking is there for business owners other than parking on main street, he also stated that 2-hour parking needs to be enforced. Casavant stated that the road by Merengo's is very dark and needs another light pole. Daniels suggested that Casavant email the Town Manager to make a citizen suggestion about that.

Meeting Adjourned

Meeting was adjourned at 3:33 PM.

Prepared by:

Approved by:

Jordan McKeown
Billing Clerk

John Walters
Chairman

TOWN OF TRYON
GRANT STATUS REPORT
JANUARY 1, 2023 THRU FEBRUARY 29, 2024

PROJECT	FUND	FUND NUMBER	GRANT NUMBER	GRANT AMOUNT	LOCAL SHARE	GRANTOR	STATUS
Braewick Sewer Rehab Project	Water & Sewer	62	DWI: CS37620-02 VUR-W-ARP-0012 CFDA: SRF 66-458/ARP 21.027	\$2,643,397	\$612,355	NCDENR SRF AND ARP LOCAL SHARE: SRF LOAN 20-YEARS 0.18%	AWARDED AWARDED PENDING LGC DECEMBER BOARD MEETING APPROVAL
Asset Inventory Water System Mapping	Water & Sewer	65	VUR-AIA-D-ARP-0004 WR# 08190801.01	\$254,500	\$0	NCDENR SRF	AWARDED
Asset Inventory Sewer System Mapping	Water & Sewer	66	VUR-AIA-W-ARP-0008 WR# 08190800.01	\$261,500	\$0	NCDENR SRF	AWARDED
Open Air Gym Improvements	Harmon Field	25		\$25,000	\$25,000	POLK COUNTY COMMUNITY FOUNDATION	AWARDED 9/29/23
Open Air Gym Improvements	Harmon Field	25		\$2,000		TRYON ROTARY CLUB	AWARDED
Open Air Gym Improvements	Harmon Field	25		\$30,000		TOWN OF TRYON	AWARDED
Open Air Gym Improvements	Harmon Field	25				DELARRA FOUNDATION \$2500 REQUEST	PENDING FOUNDATION APPROVAL
Fire Department Air Packs/Cascade System	Fire Dept	20		\$252,350	\$12,618	FEMA	AWARDED
Markham/Grady Ave Sewer Rehab	Water & Sewer	61		\$646,000	\$0	STATE OF NORTH CAROLINA	AWARDED; STATE BUDGET ADOPTED 9/22/23
Hidden Hill Sewer Rehab	Water & Sewer	61		\$775,000	\$0	STATE OF NORTH CAROLINA	AWARDED; STATE BUDGET ADOPTED 9/22/23
Oak Street Sewer Rehab	Water & Sewer	61		\$812,500	\$0	STATE OF NORTH CAROLINA	AWARDED: STATE BUDGET ADOPTED 9/22/23
SRF Loan Retirement for Saluda/Columbus/Tryon	Water & Sewer	61		\$768,292	\$0	STATE OF NORTH CAROLINA \$2,304.878/3 = \$768,292	AWARDED: STATE BUDGET ADOPTED 9/22/23 DISBURSEMENT PENDING STATE APPROVAL
Sourwood Ridge Road/US176 Water Line Upgrade	Water & Sewer	61		\$0	\$714,000		NOT FUNDED IN LAST ROUND; WILL RESUBMIT IN NEXT ROUND
Electric Charging Station at Depot Park	General	10		\$22,500	\$7,500	STATE OF NORTH CAROLINA	AWARDED NOTE: TOURISM, TDDA & TOWN \$2,500 EACH
Electric Charging Station at Depot Park	General	10		\$2,500		TDDA	
Electric Charging Station at Depot Park	General	10		\$2,500		TOURISM BOARD	
Saluda Grade Trail	General	10		TBD	\$0	FEDERAL GOVERNMENT COMPENSATION	PENDING
SAFE Grant (3-year salary/benefits for firefighter)	Fire Dept	20		\$0	\$0	FEMA	NOT APPROVED
Paving Access Roads/Parking Lots at Harmon Field	Harmon Field	25		\$137,300		POLK COUNTY AND TOWN OF TRYON \$68.650 EACH	APPROVED BY COUNTY AND TOWN
Harmon Field Maintenance Improvements	Harmon Field	25		\$10,000		TOWN OF TRYON \$10,000 GRANT TO HARMON FIELD	APPROVED BY TOWN 09/19/23
Grant Writer Consultant Grant	Harmon Field	25		\$30,000	\$0	NCLM	APPROVED
Master Plan Engineering Consultant	Harmon Field	25		\$0	\$0	NCLM	FUNDING PROGRAM CANCELLED BY NCLM
Open Air Gym Improvements	Harmon Field	25		\$2,500		DALLARA FOUNDATION	APPROVED
Open Air Gym Improvements	Harmon Field	25		\$10,000		DOMINION ENERGY	PENDING
Open Air Gym Improvements	Harmon Field	25		\$500		DUKE ENERGY	PENDING
TOTAL ALL GRANTS				\$6,688,339			
SUMMARY OF GRANTS RECEIVED BY FUND							
WATER AND SEWER FUND				\$6,161,189	92.1%		
TRYON FIRE DEPARTMENT				\$252,350	3.8%		
HARMON FIELD				\$247,300	3.7%		
DOWNTOWN				\$27,500	0.4%		
				\$6,688,339	100.0%		

NOTICE TO PROCEED

Owner:	Town of Tryon	Owner's Contract No.:	ASADRA: CS370620; VUR-W-ARP-0012
Contractor:	North American Pipeline Management, Contractor's Project No.: Inc		
Engineer:	WithersRavenel	Engineer's Project No.:	08200343.00
Project:	Braewick Road Sewer Rehabilitation Project	Contract Name:	
Effective Date of Contract: (Effective Date of Agreement)			

TO CONTRACTOR:

Owner hereby notifies Contractor that the Contract Times under the above Contract will commence to run on (Notice to Proceed Date). *March 25, 2024*

On that date, Contractor shall start performing its obligations under the Contract Documents. No Work shall be done at the Site prior to such date. In accordance with the Agreement, the number of days to achieve Substantial Completion is 210 consecutive calendar days, and the number of days to achieve readiness for final payment is 240 consecutive calendar days.

Based on the notice to proceed date, completion milestones are as follows:

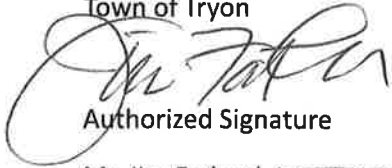
Date of Substantial Completion: *October 21, 2024*

Date of Final Completion: *November 20, 2024*

Before starting any Work at the Site, Contractor must comply with the following:

Paragraph 2.01 of the General Conditions provides that you must deliver the required bonds and evidence of insurance (with copies to Engineer and other identified additional insureds and loss payees) in accordance with the Contract Documents.

Owner: Town of Tryon



Authorized Signature

By: Mr. Jim Fatland, ~~Interim~~ Town Manager

Title: Town Manager

Date Issued: 3-07-24

Contractor: NAPM, Inc.

Authorized Signature



By: Shannon Herford

Title: MANAGER

Date Issued: 3-7-24

Copy: Engineer

AGENDA ITEM

DATE: March 19, 2024

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager

SUBJECT: Authorize Advertisement for Construction Bids---Hidden Hill Sewer Rehab Project

BACKGROUND: The Town of Tryon was notified that the Hidden Hill Sewer Rehab Project was included in the FY24-25 State Budget Appropriation. State Senator Tim Moffit and House Member Jake Johnson were instrumental in receiving State approval.

The Hidden Hill Sewer Replacement Project replaces 1100 LF of existing 6-inch sewer. The existing sewer line has exceeded its useful life and is in poor condition and in urgent need of replacement.

Summit Engineering Group was retained by the Town to design this project. The project will include approximately 1100 LF of 8-inch sewer, manholes, and restoration of the asphalt pavement on Hidden Hill Drive. The estimated project cost is \$775,000.

RECOMMENDATION: Authorize Advertisement for construction bids for Hidden Hill Sewer Rehab Project

FISCAL IMPACT: Source of funds for the Hidden Hill Sewer Rehab Project is FY24-25 State Budget Funds

AGENDA ITEM

DATE: March 19, 2024

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager

SUBJECT: Authorize Advertisement for Construction Bids---Oak Street Sewer Rehab Project

BACKGROUND: The Town of Tryon was notified that the Oak Street Sewer Rehab Project was included in the FY24-25 State Budget Appropriation. State Senator Tim Moffit and House Member Jake Johnson were instrumental in receiving State approval.

The Oak Street Sewer Replacement Project replaces 800 LF of existing 6-inch sewer. The existing sewer has exceeded its useful life and is in poor condition and in urgent need of replacement.

Summit Engineering Group was retained by the Town to design this project. The project will include approximately 800 LF of 8-inch sewer, six manholes, and restoration of the asphalt pavement of Oak Street and associated intersections. The estimated project cost is \$812,500. The sewer line services White Oak Manor, with 70 beds and 43 apartments.

RECOMMENDATION: Authorize Advertisement for construction bids for Oak Street Sewer Rehab Project

FISCAL IMPACT: Source of funds for the Oak Street Sewer Rehab Project is FY24-25 State Budget Funds

AGENDA ITEM

DATE: March 19, 2024

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager

SUBJECT: Authorize Advertisement for Construction Bids---Markham Road/Grady Avenue Water & Sewer Rehab Project

BACKGROUND: The Town of Tryon was notified that the Markham Road and Grady Avenue Water & Sewer Rehab Project was included in the FY24-25 State Budget Appropriation. State Senator Tim Moffit and House Member Jake Johnson were instrumental in receiving State approval.

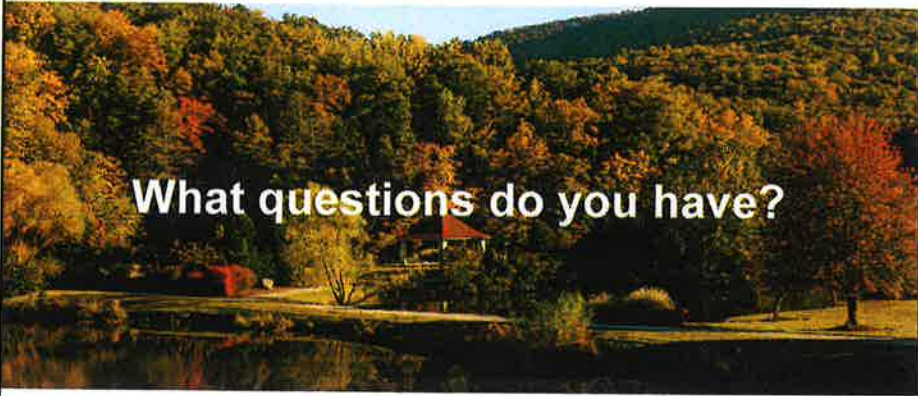
The Markham Road and Grady Avenue Water & Sewer Rehab Project replaces existing sewer and water lines. The existing sewer line has exceeded its useful life and is in poor condition and in urgent need of replacement. This neighborhood has experienced sewer backups along with water line leaks and breaks.

Summit Engineering Group was retained by the Town to design this project. The project consists of 2400 LF of water lines, 500 LF of sewer lines, 5 fire hydrants, restoration of asphalt pavement and sidewalk replacement. The estimated project cost is \$646,000.

RECOMMENDATION: Authorize Advertisement for construction bids for Markham Road and Grady Avenue Water & Sewer Rehab Project

FISCAL IMPACT: Source of funds for the Markham Road and Grady Avenue Water & Sewer Rehab Project is FY24-25 State Budget Funds

Discussion Time

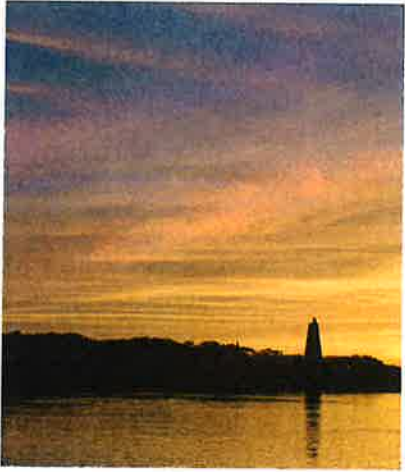


What questions do you have?



205

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***BIL - Lead Service Lines
Replacement Program***



206

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BIL – Lead Service Line Replacement (LSLR)

- **January 2021**
 - Lead and Copper Rule Revisions (LCRR)
 - All public water systems must conduct inventories of lead service lines by October 16, 2024
 - This funding program can assist with these inventories
- **November 2021 – The Bipartisan Infrastructure Law (BIL) appropriated funds for five fiscal years (FY 2022-26) specifically for the purpose of inventorying and replacing lead service lines**
- **North Carolina is eligible to receive up to approximately \$87 million/year for the first 2 years**
- **Years 3 to 5 allotments will be determined by US EPA based on future LSLR needs survey results**

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BIL – LSLR Allotments

NC's BIL LSLR Allotments

Cap Grant Year	North Carolina's Allotment	49% Principal Forgiveness	Total Available for Projects
2022	\$87,062,000	\$42,660,380	\$67,037,740
2023	\$87,290,000	\$42,772,100	~\$67M

Portion of the state's allotment will be used for set-aside activities:

- LSL inventory support and technical assistance
- Program management

2024-2026 allotments to be determined by US EPA



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BIL – LSLR Funding Program

- Eligible funding recipients
 - Local government units
 - non-profit water utilities
 - investor-owned water utilities
- Eligible projects or activities must be
 - lead service line replacement (LSLR) projects or
 - activities directly connected to the identification, planning, design, and replacement of lead service lines
- Regular DWSRF is available for projects addressing lead in water mains/distribution systems, and other non-LSLR replacement projects



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BIL – LSLR Funding Program

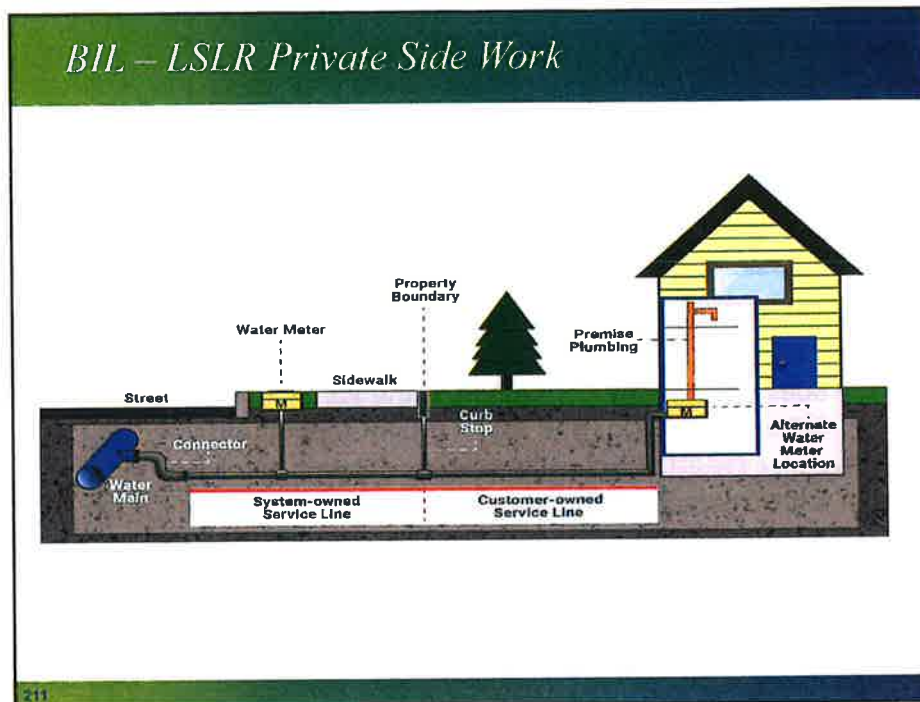
Replacement projects must replace the entire lead service line

- Service line connects the water main to the building inlet
 - Includes lead connectors (goosenecks, pigtails, etc.).
 - Includes galvanized service lines downstream of a lead service line.
- No need to replace portions previously replaced
- Funds cannot be used for in-house "premise" plumbing



210

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211

BIL – LSLR Private Side Work

This will be hard!

- You must replace entire lead portions of the service line for any of the work to be eligible for funds
 - Homeowners are not required to replace their lines.
 - You are not required to pay for the private-side portion of the work (but if you don't you can't get money from us for that portion of work)
 - You can not get BIL LSLR funds for replacement work unless you can document that the entire known lead portions have been replaced.
- Flexibility to find solution that work best for your system
 - Utility performs work (in house or contract)
 - Homeowner hires "approved" service provider
 - Utility reimbursement to homeowners
 - Utility direct payment to service provider
 - Utility uses force accounts

212

BIL – LSLR Loan Terms

- >50% of funds available for projects will be non-repayable loans (principal forgiveness)
- Repayable loan will be at 0% interest rate
- Loan terms cannot exceed expected life of the project.
 - 20-year term loan for replacement projects
 - 5-year term loan for inventory-only projects
- Funds provided after costs have been incurred, not upfront



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BIL – LSLR Principal Forgiveness (PF)

- Portion of the loan that is not repayable
- Determined based on application and at time of award
 - Affordability Criteria – evaluates entire community/utility
 - Considers community size, rates, and economic indicators
 - Eligibility ranges from 0% - 100% (in 25% increments)
 - Disadvantaged Area – evaluates residents benefiting from the project, eligible for 50% PF
- Initial cap of \$500,000 or eligibility percentage of project cost (whichever is lower)
- Caps and percentages can be exceeded if additional PF funds are available in a funding round

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BIL – LSLR Conditions

Drinking Water State Revolving Fund (DWSRF) conditions apply and must be documented

- Davis-Bacon Prevailing Wage Rates
- American Iron and Steel (AIS)
- Build America, Buy America (BABA)



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BIL – LSLR Funding Types and Caps per Round

- Replacing known lead service lines
 - \$5 Million
 - LSL already known to be lead and you are ready to replace them
- Verifying materials and replacing lead service lines
 - \$2 Million, \$1 million of which can be used for inventory
 - Already done inventory and identified lines and areas likely to be lead. Ready to verify materials and replace lines
- Inventory only
 - \$1 Million
 - Identifying areas as known lead, known not lead, or unknown
 - Further investigation and verification on unknown areas



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Need consultant
to perform said work
\$5m/capital up to
4 Rounds

BIL – LSLR Funding Types and Caps

- 50% of awarded funds each round reserved for inventory projects
 - May use reserve for other project types if there is not sufficient demand.
 - Reserve is currently for 2022 to help meet LCRR inventory deadline
- DWI will reassess reserves and caps for each FY BIL LSLR allotments
- Applicants may apply for multiple project types each round



80% of applicants are inventory only

217

BIL – LSLR Priority rating System (PRS)

Projects will be recommended for funding based on approved priority rating system

- Project purpose
- Is there a Lead Action Level Exceedance?
- Affordability



218

BIL – LSLR Priority rating System (PRS)

• Project Purpose

Project Purpose Points			
Line Item #	Category 1 – Project Purpose (Points will be awarded for <u>only one</u> Project Purpose)	Claimed Yes/No	Points
1.A	Project eliminates lead service lines (100% of project is to replace known lead service lines)		20
1.B	Project establishes and implements a program to find and replace lead service lines in areas suspect to have lead lines.		15
1.C	Project inventories lead service lines (no replacement as part of project)		10
Maximum points for Category 1 – Project Purpose			20

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BIL – LSLR Priority rating System (PRS)

• Project Benefit

Project Benefits Points			
Line Item #	Category 2 – Project Benefits	Claimed Yes/No	Points
2.A	Project addresses/resolves Lead Action Level Exceedance		5
2.B	Project area has documented Lead Action Level Exceedance		2
Maximum points for Category 2 – Project Benefits			5



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BIL – LSLR Priority rating System (PRS)

•Affordability (no change from construction)

Affordability Points			
Line Item #	Category 4 – Affordability	Claimed Yes/No	Points
4.A	Residential Connections		
4.A.1	Less than 10,000 residential connections OR		2
4.A.2	Less than 5,000 residential connections OR		4
4.A.3	Less than 1,000 residential connections		8
4.B	Current Monthly Combined Utility Rates at 5,000 Usage		
4.B.1	Greater than \$79 OR		4
4.B.2	Greater than \$90 OR		6
4.B.3	Greater than \$107 OR		8
4.B.4	Greater than \$129		10
4.C	Local Government Unit (LGU) Indicators		
4.C.1	3 out of 5 LGU indicators worse than state benchmark OR		3
4.C.2	4 out of 5 LGU indicators worse than state benchmark OR		5
4.C.3	5 out of 5 LGU indicators worse than state benchmark		7
4.C.4	Project benefits disadvantaged areas		5
Maximum points for Category 4 – Affordability			25

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BIL – Lead Service Line Replacement Project Solicitation Form

North Carolina Department of Environmental Quality
Division of Water Infrastructure
Lead Service Line Replacement (LSLR) Project
Application Form
(last revised July 2023)

1. General Information

Applicant Name: _____ County: _____ Unique Entity Identifier (UEI): _____

Project Name: _____ Federal Tax ID #: _____ FUND: _____

Applicant Type: ☐ Municipality ☐ Metropolitan Water Sewerage District ☐ County ☐ Non Profit Water Cooperative ☐ Water and Sewer District ☐ Sewerage Overland Disposal Water Corporation ☐ Water and Sewer Authority ☐ Other (Specify: _____) ☐ Sanitary District

Funding Amount Requested: _____ Total Project Cost: _____

Project Type (please select multiple boxes if funding is needed for multiple project types)

Funding for Lead Service Line and LSLR Connections (LSLR)

☐ Replacing already known LSLR Limit of \$2 million per funding round.

☐ Finding and replacing LSLR Limit of \$2 million per funding round with \$1 million limit on inventory.

☐ Replacing LSLR only (no replacement) Limit of \$1 million per funding round.

Anticipation of Funding Offer

I will only accept a funding offer if a minimum of \$_____ is offered as principal forgiveness. I will accept the rest as loan. I understand that I will not be offered any funding if the minimum requested principal forgiveness amount cannot be offered. Even if you are willing to accept a loan offer with no principal forgiveness, please read the instructions for more details.

2. Water System Parameters

Residential Water Connections: _____

Non Residential Water Connections: _____

Monthly Water Bill for 1,000 gallons: _____ Monthly Sewer Bill for 1,000 gallons: _____

Available on Division's
"Application Forms and
Additional Resources"
webpage

<https://deq.nc.gov/about/divisions/water-infrastructure/i-need-funding/application-forms-and-additional-resources>

Short
Deadline
3/01/24
6/07/24

222

222

AGENDA ITEM

DATE: March 19, 2024

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager

SUBJECT: Jervey Road Sewer Rehab Project

We have had three Sewer System Overflows (SSOs) on Jervey Road Sewer Line since January 1, 2024. The impact of heavy rain along with an aging sewer system has created SSOs. This has brought community awareness to this problem and the need to accelerate capital improvements.

The Town received funding in the FY24-25 State Budget for Hidden Hill, Oak Street and Markham/Grady Sewer Rehab Projects totaling \$2,223,500. In addition, the Town has received grant funding and low interest financing for the Braewick Sewer Rehab Project totaling \$3,255,752.

The Town of Tryon is taking steps to be in a stronger position to apply for funding from NCDEQ in September 2024. We anticipate that the mapping of the water and sewer system will be completed in August 2024. This is vital to scoring well with the NCDEQ grant and loan program.

Staff would like to retain Summit Engineering to perform design services for Jervey Road Sewer Road Rehab Project.

In addition, staff recommends that the Town of Tryon seek funding from the State Budget with support from our state representatives State Senator Tim Moffit and House Member Jake Johnson for this project.

RECOMMENDATION: Authorize staff to request proposal from Summit Engineering Group to perform design services for the Jervey Road Sewer Rehab project.

FISCAL IMPACT: Source of funding would be Water & Sewer Fund

**TOWN OF TRYON
LAKE LANIER DAM REHAB PROJECT**

CAPITAL PROJECT BUDGET ORDINANCE

Be it **ORDAINED** by the Town Board of the Town of Tryon, North Carolina, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Budget Ordinance is hereby adopted.

Section 1: The Project authorized is the “**LAKE LANIER DAM REHAB PROJECT**” to be to be financed from FEMA funds for dam safety projects along with Bipartisan Infrastructure Law (BIL) along with local matching funds from the State of North Carolina, State of South Carolina and Town of Tryon.

Section 2: The officers of this unit are hereby directed to proceed with the grant project within the terms of the board resolution, grant documents, the rules and regulations of the State of South Carolina DHEC, NCDENR, FEMA and the budget contained herein.

Section 3: The following amounts are appropriated for the project revenues:

Transfer from Town of Tryon Water & Sewer Fund	<u>\$143,220</u>
Total	\$143,220

Section 4: The following amounts are appropriated for the project expenses:

Engineering, Administration, and Construction Services	
Alternative Analysis (Cranston Engineering)	\$76,720
Grant Application with FEMA/SCDHEC (SDG Engineers)	<u>\$66,500</u>
Total	\$143,220

Section 5: The finance officer is hereby directed to maintain for the “**LAKE LANIER DAM REHAB PROJECT**” the sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

Section 6: Funds may be advanced from the Water and Sewer Fund for the purpose of making payments as due. Reimbursement requests should be made to the State grantor agency in an orderly and timely manner. Compliance with all federal and state procurement regulations is required.

Section 7: The finance officer is directed to report, on a quarterly basis, on the financial status of each project element in section 4 and on the total grant revenues received or claimed.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

Section 9: Copies of this grant project ordinance shall be furnished to the Town Clerk, the Budget Officer, and the Finance Officer for direction in carrying out this project.

Adopted this the 19th day of March 2024 at Town of Tryon, North Carolina.

✓

Alan Peoples, Mayor

ATTEST:

✓

Susan Bell, Town Clerk

**TOWN OF TRYON
BOARD OF COMMISSIONERS
FY25 BUDGET WORK SESSION-WATER & SEWER CAPITAL PROJECTS
FRIDAY, MARCH 22, 2024
9:00 M to 11:00AM
DEPOT COMMUNITY ROOM**

- 1. Call Meeting to Order-Mayor Alan Peoples**
- 2. Opening Comments**
 - a. Mayor Alan Peoples**
 - b. Town Manager Jim Fatland**
- 3. Lake Lanier Dam Rehab Project-SDG Engineers**
- 4. Braewick Sewer Rehab Project-WithersRavenel Engineers**
- 5. Water & Sewer Mapping Project-WithersRavenel Engineers**
- 6. NPDES Permit for WWTP-SDG Engineers**
- 7. WWTP Proposed Capital Improvements-SDG Engineers**
- 8. Hidden Hill Sewer Rehab Project-Summit Engineering Group**
- 9. Oak Street Sewer Rehab Project-Summit Engineering Group**
- 10. Markham/Grady Water & Sewer Rehab Project-Summit Engineering Group**
- 11. Jervey Road Sewer Rehab Project-Summit Engineering Group**
- 12. Closing Comments**

TOWN OF TRYON
FISCAL YEAR 2023/24 BUDGET ORDINANCE NO. FIVE

BE IT ORDAINED by the Governing Board of the Town of Tryon on amending said budget,

WHEREAS, the Town of Tryon Board of Commissioners adopted the FY23-24 Budget on June 20, 2023;
and

WHEREAS, the Tryon Town Board of Commissioners approved budget amendment no. one on August 15, 2023 to amend the General Fund Budget for \$108,650; the Harmon Field Budget for \$190,737; the Culture and Recreation Fund for \$10,000 and the Tryon Fire Department Special Revenue Fund Budget for \$270,016; and

WHEREAS, the Tryon Town Board of Commissioners approved amendment no. two on September 19, 2023 for the following: Tourism Budget \$5,000; General Fund Budget \$96,000; Harmon Field Budget \$10,000; and

WHEREAS, the Tryon Town Board of Commissioners approved budget amendment no. three for the following: General Fund \$19,000 for Debt Service for Police Vehicles and increase in Investment Earnings \$19,000; and

WHEREAS, the Tryon Town Board of Commissioners approved budget amendment no. four for the following: Harmon Field Budget \$59,546, General Fund Budget \$44,307, Fire Department Budget \$14,307 and Water Meter Fund Budget \$25,000; and

WHEREAS, the Tryon Town Board of Commissioners desire to amend the General Fund Budget, Fire Department Budget, Harmon Field Budget and Water and Sewer Fund Budget; and

NOW, THEREFORE, BE IT RESOLVED:

That the Tryon Board of Commissioners does hereby approve Budget Ordinance No. Five as follows:

GENERAL FUND

Revenue:

Interest Earnings	<u>\$32,000</u>
TOTAL REVENUE	<u>\$32,000</u>

Police Department Expenditures:

Supplies, Materials	\$5,000
R/M Equipment	\$1,000
Other Contract Services	\$10,000
Capital Outlay	\$6,000
Capital Equipment Police Department	<u>\$10,000</u>
TOTAL EXPENDITURES	<u>\$32,000</u>

HARMON FIELD

Revenue:

Appropriation of Fund Balance	\$25,000
Taxes (Prior Years)	<u>\$19,600</u>
Total Revenue	<u>\$44,600</u>

Expenditures:

Supplies & Materials	\$22,500
Wages, Overtime	\$5,000
Capital Outlay	\$10,000
Capital Equipment	\$4,400
Debt Service (Principal & Interest)	<u>\$2,700</u>
Total Expenditures	<u>\$44,600</u>

FIRE DEPARTMENT FUND

Revenue:

Prior Year Taxes	\$10,000
Prior Year Taxes (Township)	\$30,000
Miscellaneous-Parade	\$4,500
Other Revenue	\$7,000
Sale of Surplus Equipment	\$4,000
Appropriation of Fund Balance	<u>\$109,000</u>
Total Revenue	<u>\$164,500</u>

Expenditures:

Wages, Overtime	\$50,000
Wages, Part Time	\$35,000
FICA Expense	\$10,000
Retirement Expense	\$10,000
Health Insurance Expense	\$10,000
Supplies, Materials	\$10,000
Parade Expense	\$4,500
Electricity	\$1,500
R/M Equipment	\$5,000
R/M Vehicles	\$15,000
Tax Collection Expense	\$4,500
Other Contract Services	\$1,500
Dues, Subscriptions	\$5,000
Capital Outlay	<u>\$2,500</u>
Total Expenditures	<u>\$164,500</u>

WATER AND SEWER FUND

Revenue:

Appropriation of Fund Balance	\$143,220
Water Charges	<u>\$100,000</u>
Total Revenue	<u>\$243,220</u>

Water Plant Expenditures:

Supplies, Materials	\$50,000
Electric, Other Utilities	\$10,000
R/M Equipment	\$25,000
Contract Services	\$5,000
Capital Outlay	\$5,000
Professional Services	<u>\$5,000</u>
Total Water Plant Expenditures	\$100,000

Debt and Interfund Transfers:

Transfer to Lake Lanier Project Ordinance	<u>\$143,220</u>
Total W P Expenditures, Debt and Interfund Transfers	<u>\$243,220</u>

SUMMARY OF ALL BUDGETS (ADOPTED BUDGET AND AMENDMENTS ONE, TWO, THREE, FOUR, AND FIVE)

General Fund	\$2,520,672
Cultural & Recreation	\$20,000
Powell Bill Fund	\$130,000
Tourism Development Fund	\$35,500
Sanitation Fund	\$279,495
Water & Sewer Fund	\$2,146,710
Water Meter Fund	\$67,000
Fire Department Special Revenue Fund	\$1,204,610
Harmon Field Special Revenue Fund	\$582,883
Police Pension Trust Fund	<u>\$28,100</u>
TOTAL ALL FUNDS	<u>\$7,014,970</u>

ADOPTED THIS 19TH DAY OF MARCH 2024

ATTEST:

J. Alan Peoples, Mayor

Susan Bell, Town Clerk

**TOWN OF TRYON
BUDGET ORDINANCE AND AMENDMENTS
SUMMARY OF ALL FUNDS
FISCAL YEAR 2023-2024**

	ADOPTED BUDGET	8.15.2023 AMENDMENT NO. ONE	9.19.2023 AMENDMENT NO. TWO	10.17.2023 AMENDMENT NO. THREE	11.21.2023 AMENDMENT NO. FOUR	3.19.2024 AMENDMENT NO. FIVE	AMENDED BUDGET
GENERAL FUND	\$2,220,715	\$108,650	\$96,000	\$19,000	\$44,307	\$32,000	\$2,520,672
POWELL BILL FUND	\$130,000						\$130,000
POLICE PENSION FUND	\$28,100						\$28,100
TOURISM DEVELOPMENT	\$30,500		\$5,000				\$35,500
SANITATION	\$279,495						\$279,495
WATER AND SEWER	\$1,903,490					\$243,220	\$2,146,710
WATER METER FUND	\$42,000				\$25,000		\$67,000
FIRE DEPARTMENT	\$755,787	\$270,016			\$14,307	\$164,500	\$1,204,610
HARMON FIELD	\$278,000	\$190,737	\$10,000		\$59,546	\$44,600	\$582,883
ARP FUND	\$0						\$0
CULTURE AND RECREATION	\$10,000	\$10,000					\$20,000
TOTAL ALL BUDGETS	\$5,678,087	\$579,403	\$111,000	\$19,000	\$143,160	\$484,320	\$7,014,970

AGENDA ITEM

DATE: March 19, 2024

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager
Scott Holt, Interim Police Chief

SUBJECT: Pay Plan Salary Adjustments for Police Officers

BACKGROUND: The Tryon Police Department has seven (7) full time budgeted positions. We currently have two vacant positions. One of our police officers recently resigned his position to accept a position with the Town of Lake Lure in Rutherford County.

The current hiring salary for a police officer with Town of Tryon is \$42,122. The Town of Columbus hiring salary is \$46,132. Both Town of Tryon and Town of Columbus provide take home vehicles.

To be competitive on recruitment we recommend that the Town of Tryon and Town of Columbus salaries be similar.

RECOMMENDATION: Increase hiring salary for Police Officer, currently at \$42,122 (paygrade 15) to \$46,440 (paygrade 17)

Increase hiring salary for Police Sgt from \$44,228 (paygrade 16) to \$48,762 (paygrade 18)

Increase hiring salary for Police Lt from \$46,440 (paygrade 17) to \$51,200 (paygrade 19)

Increase hiring salary for Police Captain from \$48,762 (paygrade 18) to \$53,760 (paygrade 20)

FISCAL IMPACT: The fiscal impact of adjusting police salaries for the seven (7) positions in the police department is \$30,226.

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$ 1.00

Parcel Identifier T11-G7 Verified by Polk County on the ____ day of March, 2024.

Mail/Box to: Hovendon

This instrument prepared by: John C. Hovendon, 455 S. Trade Street, Tryon, NC 28782

THIS DEED made this ____ day of **March, 2024**, by and between

GRANTOR

**Town of Tryon, a North Carolina
municipal corporation**

**PO Box 301
Tryon, NC 28782**

GRANTEE

**James H. Sayers and Kenneth M. Link,
as joint tenants with right of survivorship,
pursuant to NCGS 41-71(b)**

**1140 Honeyhill Lane
Tryon, NC 28782**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Tryon** Township, **Polk County**, North Carolina, and more particularly described as follows:

Please see attached Exhibit A.

This instrument was prepared by John C. Hovendon, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing firm to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described acquired by Grantor by instrument recorded in Book ____ at Page ____
A map showing the above described property is recorded in

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple

**Grantor makes no warranty, express or implied,
as to title to the property hereinabove described.**

NO TITLE WORK PERFORMED BY ATTORNEY PREPARING DEED.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**Town of Tryon, a North Carolina
municipal corporation**

By: _____ (SEAL)
J. Alan Peoples, Mayor

_____ (SEAL)

_____ (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF POLK

I, _____, a Notary Public in the County of _____
and State of North Carolina, do hereby certify that **J. Alan Peoples** personally appeared
before me this day and acknowledged he is the **Mayor of Town of Tryon, a North
Carolina municipal corporation**, and that in such capacity and as an act and deed of the
municipal corporation, he did execute the foregoing instrument for the purposes stated
therein.

Witness my hand and official stamp and/or seal, this the _____ day of March,
2024.

My Commission Expires:

Notary Public

Exhibit A
for Non-Warranty Deed from
Town of Tryon
to
James H. Sayers and Kenneth M. Link

BEING all of that certain tract or parcel of land containing 562 sq ft (0.0129+/- acres) more fully described as follows:

BEGINNING at a mag nail set in in the Town of Tryon at the intersection of Lockhart Road, School Street, and W. Howard Streets, said beginning point being the easternmost point of that 0.594 acre tract shown on that certain plat recorded as Card File G at Page 594 in the Office of the Register of Deeds for Polk County, North Carolina, and also being North 87 degrees 09 minutes 15 seconds East 39.19 feet from a fire hydrant at the intersection of Lockhart Road and School Street, and proceeding thence from said beginning point North 20 degrees 59 minutes 06 seconds East to a mag nail set; thence North 76 degrees 20 minutes 04 seconds East 46.00 feet to a new iron rod, thence South 01 degree 32 minutes 25 seconds East 13.00 feet to a point in the middle of a garage located on the property at 22 Academy Street, Tryon, North Carolina; thence South 78 degrees 29 minutes 01 second East 50.00 feet to the point and place of **BEGINNING**.

This conveyance does not include the primary residence of the Grantor.

RESOLUTION 2024-____ OF THE TRYON TOWN COUNCIL
DECLARING SURPLUS ITEMS AND AUTHORIZING ELECTRONIC AUCTION OF SURPLUS PERSONAL PROPERTY

WHEREAS, the Tryon Town Council desires to declare property surplus and to dispose of said Town property in accordance with NCGS 160A-266(c); and,

WHEREAS, NCGS 160A-270(b) allows the Town to sell surplus personal property at public auction upon adoption of a resolution or order authorizing the appropriate official to dispose of the surplus property at public auction; and,

WHEREAS, NCGS 160A-270(c) provides for the use of public electronic auction services; and,

WHEREAS, the Town of Tryon has contracted with Govdeals to conduct electronic auctions; and,

WHEREAS, the Tryon Town Council hereby declares the following property surplus: 1993 Freightliner Tanker. 19,110 Miles, 1,608 Hours. 1,000 gallon water Tank, 750 waterous pump.

NOW, THEREFORE BE IT RESOLVED BY THE TRYON TOWN COUNCIL that

1. The Town Manager or his designee is authorized to sell the surplus property described above by electronic auction beginning on __Friday_____, March __28____, 2024 at 9 AM at www.govdeals.com. Bidding will close on _____May_____, _____1_____, 2024 at 12 PM.
2. Bidders may inspect the items by calling Fire Chief Josh Walton at 828-768-2830 to make an appointment for viewing.
3. The Town Clerk is directed to publish an electronic notice of the sale at least ten (10) calendar days before the date on which bidding opens.
4. Electronic notice will be posted at <https://tryon-nc.com/>
5. The notice shall contain a general description of the property to be sold, the date and time electronic bidding opens, the electronic address where electronic bids may be posted, and a reference to this authorizing resolution as required by NCGS 160A-270.

BE IT FURTHER RESOLVED the terms of the sale shall be:

1. Items purchased "as is/where is" are to be made payable to govdeals by govdeals' established method of payment. No refunds.
2. The highest bid, if it complies with the terms of the sale, may be accepted by the Town Manager and/or his designee and the sale consummated.
3. All items must be removed from Town premises by 5 PM on __May_____, __13____, __, 2024.

Approved and effective this the 19th day of March 2024 by the Tryon Town Council.

ATTEST:

Alan Peoples, Mayor

Susan Bell, Town Clerk