

**MINUTES OF THE HARMON FIELD BOARD OF SUPERVISORS MEETING**  
**Tuesday, July 2, 2024**

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

**Board Members Present:** Vice Chairman Warren Watson; Rick Covil; and Lynn Cromer

**Board Members Absent:** Secretary-Treasurer Miguel Santibanez, Steve Sloan

**Staff Present:** Jim Fatland, Town Manager; Brad Gordon, Park Superintendent; and Meg Rogers, Town Secretary/Cashier

Covil made a motion to add Request from Rotary Club of Tryon to the beginning of the meeting agenda. Cromer seconded the motion. Motion was approved by a vote of 3 to 0.

**Request from Rotary Club of Tryon**

Stacey Lindsey of Rotary Club of Tryon requested waiver of Harmon Field cabin rental fee for Tuesday July 2, 2024 so that the volunteers could put supplies and materials for the July 4 Bicycle Ride event in the cabin prior to setup day on July 3, 2024. Lindsey explained that the event raised funds for the Rotary Club of Tryon Foundation which provided grants for scholarships, local non-profits serving Polk County citizens, literacy and environmental projects like Champions for Wildlife. Rotary Club of Tryon's annual fund raisers included the 4<sup>th</sup> of July Bicycle Event, ShrimpFest and Community Chorus. Covil made a motion to waive the Harmon Field cabin rental fee for Tuesday, July 2, 2024 for the Rotary Club of Tryon bicycle event preparations. Cromer seconded the motion. Motion was approved by a vote of 3 to 0.

**Election of Officers**

Watson welcomed new member Lynn Cromer and thanked former Board members Stephen Nelon and Jamie Dunn for their service on the Hamon Field Board of Supervisors. Cromer briefly introduced herself and provided a brief summary of her past experience and current affiliation with the Tryon Daily Bulletin. With only three members present, Cromer made a motion to postpone election of officers until the August meeting when more members would be present. Covil seconded the motion. Motion was approved by a vote of 3 to 0.

**Meeting Schedule for FY 2024-2025**

The Harmon Field Board of Supervisors regular meeting schedule for Fiscal Year 2024-2025 was presented. Cromer made a motion to approve the meeting schedule for FY 2024-2025. Covil seconded the motion. Motion was approved by a vote of 3 to 0.

**Approve Minutes from June 4 2024 regular meeting**

The Minutes from the June 4, 2024 regular meeting of the Harmon Field Board of Supervisors were reviewed. Covil made a motion to approve the Minutes from the regular meeting on June 4, 2024 as presented. Cromer seconded the motion. Motion was approved by a vote of 3 to 0.

**Approve Financial Reports for June 2024**

The June 2024 Harmon Field financial report was reviewed. According to the report, Harmon Field had received \$513,100.63 (88.10% of its amended annual budgeted revenues for Fiscal Year 2023-2024). Total Operating Expenditures were \$307,654.22 (95.40% of amended annual budgeted expenditures for FY 2023-2024) and Capital Expenditures totaled \$200,143.22 (76.86% of amended annual budgeted expenditures for FY 2023-2024). Total Expenditures were \$507,798.18 (87.12% of amended annual budgeted expenditures for FY 2023-2024).

Fatland explained that delays in completion of the Harmon Field Gym Room Renovation Project and extending the project into FY 2024-2025 would make it necessary to move project grant funds received in FY 2024-2025 from Fund Balance to cover final project expenditures paid in FY 2024-2025. Some of grant funds from Polk County Community Foundation had not yet been requested. The contractor for the project would be paid the lump-sum project payment on completion in the new fiscal year. Commercial grade kitchen equipment for the gym room renovation project were purchased by the Town of Tryon in FY 2023-2024 to take advantage of significant discount prices available at that time so those expenses would not be grant funded. Grant funds for project equipment could be used to purchase counters not yet acquired. Watson asked if sales tax for those purchases would be refunded to Harmon Field by the state and was told by Fatland that sales tax refunds would be requested. An amendment of the FY 2024-2025 budget would be submitted for approval at a future Harmon Field Board meeting to move unused project funds from FY 2023-2024 to FY 2024-2025 to cover project expenditures extending into FY 2024-2025. Fatland assured the Board that staff would continue to aggressively seek grant funding and solicit support from Polk County for Harmon Field improvements. Fatland would be meeting with Polk County Manager March Pittman to discuss funding for pickleball courts at Harmon Field.

Cromer made a motion to approve the Harmon Field Financial Report for June 2024 as presented. Covil seconded the motion. Motion was approved by a vote of 3 to 0.

**Equestrian Facility Update**

Gordon reported he had completed pressure washing barns 3 and 4. Gordon was working on pressure washing barns 1 and 2 new. Staff would also be pressure washing the judges stand and staining and replacing fascia board on one of the judges stands. Gordon had asked Lewis Pack to move jumps and equipment stored at Harmon Field out so the space could be used to store Harmon Field's equestrian equipment, jumps, supplies, etc. Gordon recommended removal of all fascia boards on the barns at the end of the season and using salvageable boards for other Harmon Field projects.

Watson cautioned Gordon that removal of the fascia boards might cause the rafters to twist due to lack of structural support provided by those fascia boards.

Gordon had obtained a quote for improved 3-board horse fencing at \$50,000 from Foothills Fencing. Quoted fencing would be significantly better quality than existing show ring fencing. Gordon reported that Jamie Dunn had made arrangements to remove her jumps from Harmon Field. Dunn had provided suggestions to Harmon Field staff on negotiating contracts and working with show managers. Watson expressed disappointment that Jamie Dunn was not reappointed to the Harmon Field Board and believed that the equestrian facility would be negatively impacted without her assistance.

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

Harmon Field Park Superintendent Gordon was not present but provided a printed report. Public Works Director McCool added comments regarding a few items.

- Gordon attended the YMCA coach's baseball meeting on June 11, 2024 in Stearns gym. They have decided to let the YMCA manage baseball and softball through the 2024 Fall season and then for the Polk Youth Baseball and Softball league to take over. Gordon assured them that Harmon Field was there to help in any way. They would be using Harmon Field baseball fields along with Polk Recreation complex. Gordon told them that if they did in fact start practicing at Harmon Field more and utilizing the fields more, he would speak to the board about putting up the batting cage again. They loved that idea. Gordon scheduled another meeting with them again on July 16th at Stearns Gym to discuss which league they are going to join. They have asked Gordon to meet with the Town Manager and Town Clerk to see what the pricing is for fields. In the past, Harmon Field had prohibited sponsor banners on baseball fields. Gordon asked that removing this prohibition be reconsidered at the August meeting to help the new youth baseball league raise money for the program.
- Staff had started to water the soccer fields with the Water Reel. Jason Kilgore offered to help spray and fertilize the soccer fields along with Harmon Field staff. We sliced the soccer fields to help promote the growth of the Bermuda Grass already established
- All barns had been pressure washed on ring side. Working on back sides
- Both equine judge stands had been pressure washed
- Sara stained the sign at the main entrance and would be working on the other sign when she returned this week. She was doing a great job in the bathrooms and helping do other small projects.
- Gordon was working on pricing for small projects that staff would like to see accomplished, such as border with mulch at the front entrance swing set, add dog stations around walking trail, updated signage for park, more trash cans around park, horse mounting blocks for each ring entrance and small picnic sheds like the ones in front of playground (these would go in the triangle section between barn 4 and the creek and East Side area near the bend in the river. Gordon had been told that the lack of plastic barrier under the mulch footing under the swings near the

Harmon Field entrance and the fence, signage and concrete pad at the ADA swings in the children's playground might be out of compliance with ADA and safety requirements and Gordon would check on this and report back. The ADA swings would be taken down temporarily until compliance could be confirmed. Gordon reported he might have a donor to pay for the additional doggie bag dispensers.

- Staff had been keeping up with mower maintenance each week. This consisted of blowing out air filters, checking oil and hydraulic fluids, greasing the grease points and blowing them off and sharpening blades.
- Staff received a couple of complaints about the way the beach areas look from one visitor. We explained to her that staff were not allowed to go in and weed eat like she was asking. The last time she emailed, Gordon had Warren Eadus with Quible Engineering write a statement that he could send to her that tells her exactly why we cannot do what she was requesting. Staff also received an email from the mayor that another lady had complained and Gordon emailed her the same time with the Quible Engineering information that explained why staff could not weed eat those areas. A few trails to the river edge were permitted, but no clearing. They did not like the answers given and emailed again. Gordon shared the deed Restrictions with Greg McCool.
- Gordon would also be putting into the county records the deed restrictions for the river buffer as required by the North Carolina Water Resource Development Grant agreement for the Harmon Field Streambank Restoration Project. They were never recorded with the county. Gordon spoke to Town Planner Tim Daniels who told Gordon he could get the information from Warren Eadus and pay the fee to have them recorded.
- Gordon received quotes for the walk bridge by the cabin to be fixed, infields on baseball to be regraded and the infield dirt be added, and the area between the dog park and ball field B to be graded to allow water to flow instead of pooling at end of the asphalt.
- Gordon also received a quote to rip up, regrade and completely redo the tennis courts into a combo of tennis and pickleball. This quote was for \$219,000 from Asheville Tennis Courts Specialists. Gordon spoke to two different contractors about just resurfacing the existing tennis courts and both said it would not be worth the money and it would not last, the cracks were too big.
- Gordon was working on invoices for the YMCA from 2023 and spring 2024. Town Manager Fatland had said the 2023 season would be under the 2022 guidelines since there was a mix up from an invoice that was large and the YMCA questioned it. The new rates would start with Spring 2024. The rate would be \$100 per field instead of per player. Gordon and Town Clerk Susan Bell went back and looked in the old Harmon Field Board minutes. The corrected invoice amount would be \$5,000 for baseball, soccer and T-ball for 2023. Gordon had computed labor, chalk, equipment, and materials cost of maintaining the baseball fields per rental at \$93 per field which was barely breaking even when charging \$100 per field. Polk County Rec/YMCA donated baseball bases, soccer nets and other supplies. Watson asked for an estimated dollar value on the donated equipment and supplies to see if the donations were sufficient to offset costs. Watson also wanted

to review the fee structure for Harmon Field facilities soon to see if they were sufficient to cover operating expenses related to rentals.

**Update on Open-Air Gym**

- Greg McCool and Gordon met with Project Contractor Derek on June 24th. Derek asked what color we wanted, and Gordon told him Agreeable Grey and Derek said it would be hard cover blemishes. McCool and Gordon told Derek to use something neutral, but not white or cream. Derek said he would send Gordon a message with color.
- McCool and Derek spoke about the screen room. They were going to put a door on the pavement side across from kitchen door instead of on parking lot side and move a post over so it would not be in front of the window and screen room would have a gable roof.
- The contractor poured the concrete slab for covered area and to the gym from closet doors.
- Gordon spoke to Derek about a refillable water station for the gym since there currently was no water fountain at this location. The Tennis courts and the gym could share.

**Next Meeting Date**

The next meeting was scheduled for Tuesday, August 6, 2024, 5:30 pm at Tryon Town Hall, McCown Council Meeting Room.

**Covil made a motion to enter closed session at 6:30 pm for contracts discussion pursuant to N.C.G.S. 143-318.11(a)(5). Cromer seconded the motion. Motion was approved by a vote of 3 to 0.**

**Board returned to open session at 7:13 pm.**

**Adjourn**

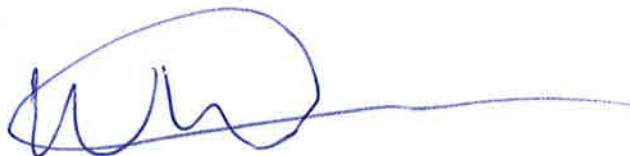
Meeting was adjourned at by Vice-Chairman Watson at 7:13 pm.

**Submitted By:**

**Approved:**



**Meg Rogers substituting for  
Miguel Santibanez  
Secretary-Treasurer**



**Chairman  
WARREN WATSON**