

**TOWN OF TRYON  
BOARD OF COMMISSIONERS  
TOWN HALL MCCOWN ROOM  
NOVEMBER 19, 2024  
6:30 PM WORK SESSION**

**TOWN OF TRYON  
BOARD OF COMMISSIONERS  
TOWN HALL MCCOWN ROOM  
AGENDA  
NOVEMBER 19, 2024  
7:00PM**

**All items are for discussion and possible action**

1. Call to Order-Mayor Peoples
2. Invocation
3. Pledge of Allegiance
4. Special Presentation: Swearing in of Police Officer Maddox McCrary
5. Special Presentation: Swearing in of Assistant Town Clerk Gina Macaluso
6. Agenda Adoption-Mayor Peoples
7. Consent Agenda Adoption-Mayor Peoples
  - a. Town Board Minutes
  - b. Tourism Board Minutes
  - c. Harmon Field Board Minutes
  - d. Tax Reports
  - e. Financial Report for October 2024
  - f. Grant Status Report
8. Update on Tropical Storm Helene Damages and Restoration-Fatland
9. FY25 Budget Ordinance Amendment No. Two
10. Installment Financing for New Tractor at Harmon Field-Fatland
11. Installment Financing for Purchase of Used Equipment-Fatland
12. Purchase of New Equipment-Fatland
13. Appointment(s) to Rails to Trails Planning Committee
14. Approve TTDA Chairman
15. Downtown/TDDA Update-Tim Daniels
16. Minimum Housing/Planning Update-Tim Daniels
17. Town Manager Report
18. Council/Mayor Report
19. Citizen Comments & Responses
20. Adjourn to continued meeting December 3, 2024 at 5:30PM
  - a. Swearing in of Newly Elected Officials
  - b. Election of Mayor Pro Tempore
  - c. Resolution on Authorized Signors to Bank Accounts
21. Closed Session Personnel--Town Manager Employment Contract
22. Adjourn

**TOWN OF TRYON  
BOARD OF COMMISSIONERS  
TRYON DEPOT COMMUNITY ROOM  
OCTOBER 15, 2024 6:30 PM  
WORK SESSION**

Present: Mayor J. Alan Peoples Mayor Pro Tem Chrelle Booker

Commissioners: Bill Crowell

Staff Present: Jim Fatland, Town Manager Susan Bell, Town Clerk  
Greg McCool, Public Works Director Randy Darley, Sanitation Supervisor  
Brad Gordon, Harmon Field Supervisor William Morgan, Town Attorney

**CALL TO ORDER**

Mayor Alan Peoples called the work session to order.

Items discussed:

1. Cell towers/Verizon – Town Manager Fatland received a counteroffer to the offer he made earlier. He will compare notes and bring it back to the council next month.
2. Sidewalk Ordinance—Passing it has been delayed. The letter has been drafted.
3. Damaged street lights along Trade Street need to be fixed.
4. Hurricane Helene
  - a. The employees of the Town of Tryon and many volunteers worked tirelessly after Hurricane Helene.
  - b. Employees were not afraid to adapt to what happened and make certain decisions or changes to how they needed to work considering the different conditions.
  - c. Several Town employees were called “unsung heroes” for their ability to improvise, adapt, and work long hours all while staying professional.
  - d. Town Hall became a social hub, food and supplies bank, and a place to use Wifi and a telephone.
  - e. The National Guard Truck was filled up twice with supplies for Thermal Belt Outreach and Steps to Hope and for the East Side.
  - f. The Marathon gas station had no power so gas couldn’t be pumped. The owner said he would give the Town public easement if they wanted to bring a portable generator in for future storms so gas can be pumped for Town vehicles and for citizens.
  - g. Polk County has a generator at their maintenance shed that runs their fuel when the power is out.
5. People from South Carolina are dumping trash in North Carolina trash cans. A certain homeowner’s association sent out an email a couple years ago that said Tryon Elementary School has a big dumpster and to use it.

**ADJOURN**

Mayor Peoples entertained a motion to adjourn. Mayor Pro Tem Chrelle Booker so moved. The motion carried unanimously.

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J. Alan Peoples, Mayor

Attest:

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Susan B. Bell, Town Clerk

**TOWN OF TRYON  
BOARD OF COMMISSIONERS  
TRYON DEPOT – COMMUNITY MEETING ROOM  
OCTOBER 15, 2024 7:00 PM**

Present: Mayor J. Alan Peoples

Mayor Pro Tem Chrelle Booker

Commissioners Present: Bill Crowell

Staff Present: Jim Fatland, Town Manager  
Greg McCool, Public Works Director  
Brad Gordon, Harmon Field Superintendent  
Randy Darley, Sanitation Supervisor  
William Morgan, Town Attorney

Susan Bell, Town Clerk  
Tim Daniels, Planning Director  
Scott Holt, Police Chief  
Josh Walton, Fire Chief

**I. CALL TO ORDER**

Mayor Peoples called the meeting to order.

**II. INVOCATION**

Dr. Alan Purtill, Pastor of Tryon Presbyterian Church, led the invocation with a prayer.

**III. PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Booker led with the Pledge of Allegiance.

**IV. AGENDA ADOPTION**

Mayor Peoples asked for any deletions, additions, or corrections to the agenda. Town Manager Fatland gave an amendment to item 9—an agreement with the county for moving and removing trash and debris from the storm. Mayor Peoples made a motion to adopt the agenda with the addition of the amendment to Item 9. Commissioner Crowell so moved. The motion carried unanimously.

**V. CONSENT AGENDA ADOPTION**

Mayor Peoples asked for any questions, comments, thoughts, exclamations, or clarifications to the Consent Agenda. He explained that the Consent Agenda is a list of minutes from the Tourism, Harmon Field, Planning, and Parks Committee Boards, Board of Commissioners, Tax Reports, Financial Report for September 2024, and Grant Status Report that everyone has access to. He entertained a motion to adopt the Consent Agenda. Mayor Pro Tem Booker so moved. The motion carried unanimously.

**TROPICAL STORM HELENE AGENDA ITEMS:**

**VI. REPORT FROM TOWN MANAGER AND DEPARTMENT HEADS**

Town Manager Jim Fatland reported the following:

“On the agenda this evening, there are four items I wanted to talk to the community and the town board about dealing with Tropical Storm Helene. I wanted to go back a little bit, Mr. Mayor. I was here when we had Francis and Ivan, the storms back-to-back. The town purchased generators back in 2002 and later became operational. We put generators at the water treatment plant, sewer plant, Lake Lanier Pump Station, and the Town Hall Police and Fire Department. Those generators worked almost 9 days until power came on. On Thursday, September 26, knowing the storm was coming, I made the decision to close Town Hall at 3 p.m. and all the employees had left, except for emergency personnel, of course. And then I also decided to close Town Hall on Friday. In retrospect, the storm came pretty hard. During the storm and afterwards, the part I wanted to share with the council earlier is that I’m very impressed with the Town employees. They had to make decisions in the field. Things went wrong that we didn’t anticipate—two landlines at Town Hall went dead. The radio dispatch to communications went dead, so the Fire Department, Police Department, and Public Works Department decided to use walkie-talkies to communicate, which they worked. And then I got a purchase order from our Public Works Director wanting to purchase additional ones to be prepared for a future storm. But during the first few days, the part I was impressed with (I think all were), is how the town employees came together, how neighbors helped neighbors, how our citizens became volunteers and come to City Hall, how the local churches stepped up and did yeoman work on providing food and supplies to our citizens in our county. Even in our local grocery store, Mr. Teaster years ago didn’t have a generator and after those two tropical storms, he purchased a generator 20 years ago which proved invaluable to his store to provide groceries to our community. Our Town employees were out cutting trees along with the water and sewer crews. At this time, Mr. Mayor, I’d like to call upon our Public Works Director to give his perspective of what happened and what he had to do to deal with it.”

Public Works Director McCool reported the following:

- He thanked everyone, including the people who work for Public Works
- Friday morning began with cutting trees, but stopped because it was getting dangerous
- About lunchtime they called in Gary Walker to help
- About at the same time, Chuck got in touch with Andrew McAllister to let him know that the Town were losing 1,200 gallons of water a minute from a busted line
- After 4 hours, Andrew and Gary were able to shut that off resulting in not a total loss of water, but with little remaining
- The water plant generator ran for approximately 40-some hours straight to make up the water that was lost

- Meanwhile, Gary Walker, Andrew, the Street Department, Luke, and Mason were cutting trees continuously from Friday through Sunday. Most of the roads in Tryon were at least passable or drivers had a way to get back around by some time on Sunday.
- Fuel was running very low for the generator at the lake. Greg was carrying 50 gallons at a time over there, which was a drop in the bucket to that thing. A local distributor was called but couldn't offer help due to no power pumping fuel. After making some calls, fuel was found at the Polk County bus garage.
- Brad, the Harmon Field Superintendent, used to work at the water plant. With Harmon Field in the state it was in, there was no need to do any work there, so Brad went up to the water plant and made water until 5:30 in the morning.

Town Manager Fatland called upon Fire Chief, Josh Walton. He reported the following:

- Brad Gordon called Fire Chief Walton since he used to be a fireman for the Town and asked how he could help. He came in on Friday and was very instrumental in one of the topics that was faced.
- The phenomenal work by Public Works was mentioned next. Their tree cutting and opening of roads helped the Fire Department tremendously.
- Steve Siler cooked meals all day for “I don't know how many days straight”.
- Tracey Daniels set up a table where she was cataloging items that people needed. Planning Director, Tim Daniels helped. This was instrumental to the success of the food and supplies drive-through.
- The Fire Department started Thursday and cut 15 trees. The next morning at 5:30, they started again with trees and power lines. The weather started getting really bad so they went back to the station. That was when the weather hit hard. Immediately the valley was hit very hard. In addition, there were units at the fire in Landrum. Some of the topics throughout Friday include:
  - At 7 o'clock EMS was dispatched to a medical call in Saluda off 176. The unit had to turn around due to a tree down. On their way back to Tryon, the unit called again because of another tree down and were unable to return. They backed the truck in right at Twin Bridges. While waiting, they could see the water rising and starting to come over the Twin Bridges. The paramedics bailed out of their ambulance and took off up the trail and hid under a rock shelter. They were stuck for 6 hours before being rescued. Brad, with the New York task force, went up 26 and came down. He was their lead guy. One of the volunteer part-timers, Michael Purdy, started in from the bottom with the National Guard. As Brad and his team were working their way down, they got a report of a mudslide into a house with someone possibly trapped. Again, it was in Saluda's district, but Saluda was tied up on other things. Both teams pushed. Tryon's guys rescued the 2 paramedics. They went to the house with the mudslide. Unfortunately, that was the one fatality in the storm—it was off 176 in Saluda right across from the Twin Bridges. In addition, there were people walking/hiking who got caught. About 7 people in total were rescued and brought to safety from the Twin Bridge area.
  - A man came to the station and mentioned that his neighbor's house can't be seen. Fire Chief Walton drove to the house and saw that it wasn't where it was supposed to be. The task force was still there, so they waded through the water and checked the house but no one was in it. They checked the camper trailer and found a woman. She was trapped for 6

hours in the water with her three dogs and animals. All were rescued and brought to safety.

- Off Warrior Drive was a mudslide. The Fire Chief advised a woman to evacuate and she chose to stay. The mountain came down. She was able to swirl her way out of the wreckage and climb out. She was rescued along with her dogs.
- Friday was extremely busy with rescues, flooding, and a fire in Saluda so they didn't get an opportunity to help Public Works with trees like they thought they could.
- Every bridge on the left side of 176 was destroyed—Edney Rd and Caro-Mi. Autumn Lane is now a footbridge
- Tryon Fire Department, on a good month, usually gets 100 calls in a month. By Saturday, they had received over 100 calls.
- Tryon Dispatch set the bar high with logging information

Town Manager Fatland called upon Tim Daniels, Planning Director. He reported the following:

- He and his wife, Tracey Daniels, drove back to North Carolina from Philadelphia on Friday morning. Saturday morning, they arrived at the Fire Department and asked Fire Chief Walton if they could set up an information table. They were getting a lot of public traffic, so they decided to move it to the council room which worked out well because they were able to offer some verified information and squash some rumors that were going around. They offered public Wi-Fi, a place for people to charge their cell phones, and most importantly a landline for the public to use and touch base with family and friends. A Starlink was loaned to the town by the Polk County Community Foundation.
- The Council Room was open from Saturday, September 28<sup>th</sup> to Friday, October 10<sup>th</sup>, for the citizens to gather, donate, and receive supplies. Approximately 250 were served via the drive-through distribution after the hurricane. That number does not include the walk-ins and goods brought to Roseland and door-to-door delivered by many of the town staff, volunteers, and administration. They were very key in organizing and distributing them.
- He thanked Pam McCarty, Charlotte Behrens, Krissa Johnson-Sotemeyer, Lori Giddings, Marty Kerchoff, Jen Grubbs, Roman Derry, Esther and Michaela Lale, Hannah Watkins, Kate Price, and last but not least my spouse Tracey Daniels and my two kids, Liam and Mauren.
- He thanked Trade Street Diner and Huckleberries and other businesses that assisted the public, whether it be for food or Wi-Fi. Alan Casavant handed out burgers and hotdogs at The Fitzgerald. Trade Street Diner offered free hot showers, food, and Wi-Fi.

Town Manager Fatland thanked Public Works for helping the Town of Columbus with their generators.

Mayor Peoples said that all of this was able to happen because the town had generators. He then thanked Town Manager Fatland for making sure the town had working generators. Fatland responded; the town retained a maintenance contract to take care of all the generators. So, even though they're 20 years old, they're well maintained and ready to go. Also, all of the generators were filled in advance of the storm. The entire fleet had gassed their trucks and vehicles in advance of the storm.

## **VII. RESOLUTION ACCEPTING DONTATION FOR HARMON FIELD RESTORATION FROM STORM DAMAGE**

Town Manager Jim Fatland reported the following:

- The Harmon Field Meeting was held in his office on Tuesday, October 1<sup>st</sup>, where he showed the members pictures of the details of the damage.
- The committee wanted the cleanup as quickly as possible.
- ServPro already began cleaning the bathrooms, food concession, and cabin
- The rent collected for the cabin and screened porch will be returned and those facilities will be closed until March 1.
- A partial reopening is to happen of the dog park, one of the ball fields, tennis courts, pickleball courts, basketball gym area, and walking track
- Porta Jons will be brought in until the restrooms reopen—2 at the east entrance and 2 at the west entrance

Pictures of the damage to Harmon Field were shown. Harmon Field Superintendent, Brad Gordon, narrated.

- 8:00—started to flood
- 9:30—completely flooded
- Water levels over 4 feet in some areas of the park
- Soccer fields flooded
- Fencing took down at soccer fields, only posts remain
- Little creek and footbridge filled with sand and silt
- Many sidewalks/walking tracks washed away
- Screened shed completely washed away
- Part of boardwalk behind screen shed lifted and removed
- Fencing at the playground was knocked over like it wasn't even in the ground
- Pacolet River spiked at 18.1 ft
- In cabin, the water level got to 3 feet. ServPro cleaned out anything water damaged.
- At the backside of the cabin where the deck used to be, a tree fell and the propane tank was knocked over and leaking. The A/C unit knocked over to the middle of the cabin where the deck was.
- Water ripped through Barn Four (D) and silt piled up inside
- The entire footing washed out of one of the rings and took down fencing
- The Dallara Baseball Field pretty much washed away. There's a lot of trenching and pipe exposure and irrigation exposure.
- The gazebo turned upside down
- He ended by thanking Josh for his fire trucks, Scott and his crew for making sure people stayed out of Harmon Field, and Greg and his crew from Public Works.
- The park was closed Friday, September 27. It was partially opened back up on October 14<sup>th</sup>, only a week and a half later.

“The guys really worked hard... they did everything they could for the people of this town to get that park open, the roads open, and the water flowing. I don't think a lot of people understand how lucky they really are. We do have areas of the park that are open: the dog parks, Baseball field B when you first pull in, the walking track, and the tennis courts. You can park at either entrance. The open-air gym will actually be open later. ServPro is cleaning the little kitchen area so if you see the guys, give them a thanks. Just try to stay away from the barriers. Let us do our jobs. I appreciate it.”

Town Manager Jim Fatland reported the following:

I've been in contact with our insurance company. And the way it works, our insurance company has to come out and look at the facility. They're going to be out Saturday afternoon to do a complete walkthrough of Harmon Field with Brad and I. And then once that's done, we'll find out what will get reimbursed from insurance. Then we go to FEMA next. I've got a big notebook for Harmon Field. I didn't plan on 600 pictures from you... he's got a lot of pictures. But they always said, take plenty of pictures, measure how high the water's up, and the more pictures you have, it'll strengthen our claim to our insurance company as well as FEMA. Our town clerk shared with me last week that some individuals in town had come by and dropped off checks totaling about \$3,300 to use in any way possible to help out the town of Tryon. I talked to the mayor that we really don't want to take on multiple projects. I talked to staff and we felt that maybe Harmon Field, if you saw the pictures, the impact of that park. I don't think insurance and FEMA are going to come early enough to cover getting the park back in the grandeur that we enjoyed the last year or so. So, we have before you, Mr. Mayor, a resolution as one idea from staff of a way the community could help a particular asset out. And we have other ideas too, but we thought this would be a way to start.

Mayor Peoples entertained a motion to adopt a resolution to accept donations for repair of Harmon Field. Commissioner Crowell so moved. The motion carried unanimously.

## **VIII. PROJECT BUUDGET ORDINACES FOR STORM DAMAGE**

Town Manager Fatland reported the following:

Next item, Mr. Mayor, in speaking to our auditor and the local government commission, when FEMA comes in, they want to see good documentation of separating impacts of the damage. So, with support from our auditors, they recommended that we adopt two project ordinances to account for all the expenses from the storm. One is going to be the General Fund, and that will include the General Fund Street Department, Sanitation, Harmon Field, and the Fire Department. The second ordinance will deal with water, sewer, primarily, and damages we have there. So basically, we're asking the council to, for the General Fund, is transfer \$100,000 of fund balance to this project ordinance. And then our hope is to get money back from insurance, FEMA, and donations, depending on how much money we have to use out of the \$100,000. But we're asking the General Fund to

be the banker to get SERVPro out and get their amount here as soon as possible. The second one is asking for a transfer of the water and sewer fund balance of \$60,000 to deal with, we had damage to, as Greg mentioned, the water line by the Pacolet River got forced out, they had to reroute that. The raw water line had damage. And then there was an area over on New Market Street, I believe, that was hit as well. But we are going to create additional notebooks to put all these costs into these two projects. And then I'll go through them in detail to make sure documentation is sufficient. You just can't show, we have 26 hours of equipment. You need to show the dates and the hours you worked. I talked it over with Greg, and so, for example, if you used a backhoe from 7.30 to 11 a.m. and 1 p.m. to 3.30 p.m., that's documented. And the better job you document, the better chance you'll get reimbursement from FEMA. So, we have these two project ordinances before you if you have any questions.

Mayor Peoples asked if anyone had questions. Mayor Pro Tem Booker mentioned that photos taken from phones have time stamps. She said she heard Mr. McCool do a countdown for documentation and if everyone else has done the same, the town will be pretty good in terms of documentation. Mr. Fatland further mentioned that FEMA will reimburse for overtime work completed by the town employees. The debris removed from the streets by the town crews and water crews won't get reimbursed (unless they worked overtime), but he thinks it's important for the community to get back into what it was before the storm so people will feel free to come back and visit Tryon.

Mayor Peoples entertained a motion to adopt two project budget ordinances for storm damages, one for \$100,000 from the Fund Balance and the other one for \$60,000 from the Water and Sewer Fund Balance. Mayor Pro Tem Booker so moved. The motion carried unanimously.

#### **IX. INTERLOCAL AGREEMENT WITH POLK COUNTY ON DEBRIS REMOVAL**

Town Manager Fatland reported the following:

The next item is the three towns in the county have been meeting every day since the storm. We started on Monday following the storm on Friday. We meet every day at 1 o'clock, the town managers from Columbus, Tryon and Saluda, and the county manager along with emergency personnel and FEMA. And then the fire chief and police, they've been attending morning meetings at 10 a.m., I believe, at the emergency center each and every day. And one of the things that the county manager shared with the managers was the NCDOT is going to pick up all the debris in all these affected counties on public streets, private streets, as long as it's not a gated community, for no charge. But they need permission to come into each town. And I'm asking the council to support this. We may have our streets cleared, but there are several roads in the township with a Tryon address. And I would hate to have DOT think they don't have to come in if we said no. Also, one of the things that I asked our fire chief to follow up last Friday with the county was to put pressure on the Army Corps. And so, the fire chief called Army Corps, and I think the county manager was doing the same. We have to amend the letter that's come before you.

The Army Corps came out, and I went out with the Tryon Fire Department yesterday and saw the damage in the Pacolet Valley, and it's really really bad. There's so much debris in the river that if we got a lot of rain, it's going to be like a huge beaver dam type thing. So, the Army Corps was out there, and the Army Corps is going to take the lead and hire outside contractors to remove all the debris. And so, I amended the letter to the county manager, including not only the contracts with DOT, but also Army Corps, to allow them to come into our town limits and our township to clear the debris out. Any questions?

Mayor Peoples entertained a motion to adopt the Interlocal Agreement with Polk County and with the Army Corps. Commissioner Crowell so moved. The motion carried unanimously.

**ALL OTHER AGENDA ITEMS**

**X. TRYON FIRE DEPARTMENT EQUIPMENT EXCHANGE WITH GREEN CREEK FIRE DEPARTMENT (JOSH WALTON)**

Fire Chief Josh Walton reported like he would still like to move forward with the trade, that was started last month, by resolution. It will give the fire department a smaller truck which will be very beneficial to them with the damage to the bridges in the county and being able to access those areas the best they can.

Mayor Peoples entertained a motion to accept Fire Chief's presentation for equipment exchange with the Green Creek Fire Department. Mayor Pro Tem so moved. The motion carried unanimously.

**XI. RESOLUTION ACCEPTING LOAN OFFER FROM NCDEQ FOR BRAEWICK SEWER REHAB PROJECT**

Town Manager Fatland reported the following:

This is the Braewick Sewer Rehab Project. As you know, we've got a \$3.2 million project. \$2.6 million is 100% grants and \$600,000 will be a loan. When we opened out the bid, they came in much higher. And the consulting engineer recommended to cut the project back by \$600,000. And I suggested, no, I wasn't too keen on that. So, I contacted the staff at DENR and got the green light to advance additional loan approval of \$612,000 at an interest rate of 0.18% for 20 years. We took it to the LGC, which approves all loan financing in the state of North Carolina and they approved the \$612,000 loan. What we have before you tonight, even though they offered the money to us, you have to accept the loan. One is a resolution accepting the loan offer, and the second part is to amend the project ordinance to take it up to \$1,612,000, which includes one million in principal forgiveness. Are there any questions about this?

Mayor Alan Peoples entertained a motion to adopt Town Manager Fatland's presentation for accepting the \$612,000 loan and amending the Project Ordinance by increasing it to \$1,612,000. Commissioner Crowell so moved. The motion carried unanimously.

Town Manager Fatland reported that the completion date will remain the same which is January 19<sup>th</sup> of 2025. The contractors, Braewick and WithersRavenel want to thank many of the residents of Gillette Woods for being very cooperative on helping them to grant easements to their property to get things done.

## **XII. FY 24-25 BUDGET ORDINANCE AMENDMENT NO. ONE**

Town Manager Fatland reported the following:

This is our first budget amendment for the year, and so I'll go through the key items for it. Last meeting, you approved doing a pedestrian deck at the corner of Pacolet and Depot Street just right behind us. The cost was like \$67,000. I'm recommending we fund that from investment earnings. As I shared with you at budget time, in prior years you're getting only like \$5,000. We moved much of our fund balance into the state investment pool, which is paying over 5% rate of return, so we're going to go from \$5,000 to about \$140,000 a year in investment earnings. I thought we'd take the investment earnings and pay cash for this particular project. Also, we're showing the \$100,000 that you just recently approved in the budget ordinance from the general fund balance to pay for Helene storm damage. And then the Tourism Fund has a small request. They want to appropriate \$1,500 of their fund balance for event marketing.

And then Harmon Field, the open-air gym project, was running behind schedule. And I guess I'm pleased they were running behind schedule because all the new appliances for our catering kitchen were in a dry area. After looking at the facility, I think the project should go forward. I know Will from Arts and Crafts mentioned to me, he said, Jim, I apologize. I left that metal door open and the water just rolled in and pushed out. Those walls by the basketball gym were designed to push out when the water came in, which that's what it did. So, I'm going to recommend appropriating \$25,000 of Harmon Field fund balance. The Polk County Foundation gave us a \$25,000 grant. We haven't asked for any of that money to come in yet. And then we got a grant from Duke Energy for \$1,150 to purchase a bench. That bench was in the storage shed and it didn't get washed away, so that's good. Then the Water and Sewer Fund, \$60,000, like we talked earlier, for Fund Balance to help out with storm damage. Then the Sewer Collection crew wanted to purchase new camera equipment, and it's badly needed. We did hire two new employees, Luke Arledge and Mason Merrill, who worked out really well with Andrew. I think this is valuable equipment for them to purchase at this point. So that's the budget amendment before you this evening, Budget Number One. Any questions?

Commissioner Crowell asked what the deck is made of for it to cost \$60,000. Town Manager Fatland said, "Well, it's track decking. I brought it to council at the last meeting. We had three bids. They ranged from \$60,210 up to \$145,000. Two were very high. Carlson Farmer, the low bid, he basically said, this is what, well, I think, is a lot of contractors bid high prices because they're busy. But it amazed me because I think Greg commented, because he's pretty handy on doing things, he's amazed that things cost so much. But also, too, he had to go through building approval with the county. John Walters did the design to make sure the footings and all this stuff passed. It will be holding pedestrians on it, open to the public.

But that's the price of today's market. In the last meeting, you guys approved the contract award and authorized me to come back with a budget amendment and that's what I'm doing now.”

Mayor Peoples entertained a motion to accept the FY 24-25 Budget Ordinance Amendment No. One. Mayor Pro Tem Booker so moved. The motion carried unanimously.

### **XIII. REAPPOINTMENT TO TRYON’S ABC BOARD**

Mayor Peoples entertained a motion to reappoint Jeffrey Close to Tryon’s ABC Board. Commissioner Crowell so moved. The motion carried unanimously.

### **XIV. DOWNTOWN/TDDA UPDATE**

Planning Director Tim Daniels reported the following:

Approximately 150 people attended the Barbecue Beat Down and we raised \$740. Congratulations to Steve Nealon on his big win. I hear he wore that belt around for days. Surprised it's not on him now. Our TDDA annual meeting will be at the Fitzgerald on Monday, October 21st from 6:00 to 8:00. There will be a panel discussing economic development in Tryon with Dr. Warren Carson, Alan Casavant, Julia Cowling, Mike Harriman, and Sherry Adams hosted by Kevin Parker. It'll be a nice little event. Please come at 5:30 for the ribbon cutting for the Fitzgerald. Fourth Friday, the 25th, the band we originally had scheduled had to cancel, so we are going to have karaoke on the plaza from 5:00 to 7:00 or 8:00 or beyond. We're going to charge \$5 a song if you want to sing, and all proceeds will go to Harmon Field Restoration. The Halloween decorations are up. Thanks to the sanitation crew for helping them get put up on the clock tower and Morris. The Halloween stroll is on October 31st from 5:00 to 7:00. Kiwanis is hosting a costume contest at 6:30 at the clock tower.

Beer Fest: we are still planning on moving forward with Beer Fest. Obviously, some breweries got hit in the area, so we had a meeting tonight. We are going to get some information this week and make a full-on decision regarding that. Please check social media for the time of Beer Fest and to stay tuned. And then back to Halloween. I need to ask for a road closure on Halloween the 31st from 4:30 to 7:30.

Mayor Alan Peoples entertained a motion to close the road at 4:30 to 7:30 on Halloween. Commissioner Crowell so moved. The motion carried unanimously.

### **XV. MINIMUM HOUSING/PLANNING UPDATE**

Planning Director Tim Daniels reported the following:

Shepherd Street, the new roof is on. I talked to Stephen who's doing renovations. The plumbing is getting in within the next week or so. The Peak Street test burn or

educational burn obviously got postponed. I talked to Chief Walton... If Asheville is unable to reschedule and get the multiple fire departments down to do the event, Tryon will just handle it and get it done so it doesn't get postponed for a couple months, so it's moving forward.

Fire Chief Walton reported that he talked with the Asheville Fire Department and they're looking at the beginning of November. The burn will be pushed back only a couple of weeks.

## **XVI. TOWN MANAGER REPORT**

Town Manager Jim Fatland said the following:

Just a couple of items. One is due to tropical storm Helene, the South Carolina application we made for the grant for Lake Lanier Dam rehab, they extended the deadline to November 11th, and everything is progressing on schedule. We'll turn the grant in probably ahead of time, but they did give us some additional time for that. Also, too, the tourism board a while back approved a parking study to be done for downtown. And I guess, Tim, just a brief update on the parking study. You've got the Foothills Regional Commission going to do that at a cost of \$5,000.

Planning Director Daniels agreed and said they should be starting in November so they should have some data produced in the near future.

## **XVII. COUNCIL/MAYOR REPORT**

Commissioner Crowell: "Well, I just can't thank the staff enough. I've pretty much individually gone around and thanked you all. Great job. Bad situation, but great job. Thanks. I still have my concerns about when traffic lights are out that people think that means go faster. I really think we need to go ahead and buy some stop signs, put them on truck rims and when this situation happens, you put it on every single traffic light on 176. You make them stop because, well, we almost lost a person because two people decided they weren't going to stop and they crashed into each other. But it was getting so crowded up at the corner of Morris and people just blowing through that red light. It's constant. I really want to thank Gary Walker for coming out and fixing those water lines. I mean, it could have been critical to the town if we lost fire hydrant ability. So, all the water and sewer guys, thank you, fire, street, dispatch, thanks. That's it."

Mayor Pro Tem Booker: "We can't say thank you enough. We can't call everybody's names. And that's from the people that came out from Tennessee, Mississippi, and other places, Asheville, everybody that was in this, people came up. But yeah, we thank everybody that works for the town. I come up one day, and Susan was in the office, and I was like, hey, Susan, yeah. I like the idea of bringing back prayer to the council. It's been about seven and a half years since we actually had someone sitting, also someone invited to do prayers. I like that idea of that coming back. Again, I know that you all didn't get enough relief at the time or maybe enough sleep, but I just thank, I thank God. I thank God that he did send some relief for us, and you guys were able to work more efficiently. And without you, even if people had come

in from national or some people international, we had people from Canada. I've got friends in Canada; I checked with them. Everybody was looking out for us. And it seems as if North Carolina, in particular, was not mentioned in some places like New York and Cleveland, but it's a place where I have family. They thought we were all right. So, I think that we all helped to alleviate that situation, and they had people do different things to try to help us out. And I do not want to forget Roseland. Sometimes Roseland gets lost in the loop, but everybody over there was helping; everybody in the Roseland community was helping. And Stephen, I talked to Stephen quite often. He made trips to Roseland in between cooking, and he was offering everybody something. I'm telling you, that was the best pizza I've ever had. And again, it's just a huge, huge, huge thank you for the employees that work in this really tiny town, they're giving a lot of help. And I know we're going to need some help going forward." She also mentioned that Polk County's water and sewer issues were part of a Wall Street Journal article with Cliff Marr being interviewed.

Mayor Peoples: "I'm going to add to the thank you, folks. I went down to town hall, and from the 27th of September until the 10th of October, I worked 129 hours. I kept up with it, and I saw people in this town, outside our town, and in other places open their hearts that I haven't seen in a long time. There were a couple of times it kind of rained in my glasses a little because people were helping, and then there were times that people who got some help would come by and say thank you so very much, and they wanted to know what they could do for somebody else. That's the America that I love, and I love it a lot. That being said, citizen comments, please identify yourself if you'd like to speak with your name for the record."

#### **XVIII. CITIZEN COMMENTS**

Ann Day: "I want to add my thanks to your staff. They were incredible. I'm one of the lucky ones. I had a generator. I didn't have any damage to any property or anything, but our neighborhood, Bill knows it from being there years ago, came together like we used to. We had block parties. We ran drop cords from generators to houses that didn't have power to suck water out of a sump pump, run dehumidifiers, helped people sleeping on CPAPs. It was amazing for us, our neighborhood. And then to come down here and see what all of you did was just phenomenal. So, thank you."

Joyce Kimpton: "Ann provided us refrigeration for my granddaughter's insulin. Otherwise, we would have been in a lot of trouble, because that insulin has to stay cold. And for the people who did not grow up here, if you look back at the history of Tryon, you'll find out that this town has been built on volunteerism. Whatever was needed, the people in this town have always stepped up and taken care of it. So, thanks to everybody who took their turn and stepped up during this disaster."

Nick Fisher: "My compliments go to the mayor. I was sitting in town hall early on, when it opened up for Wi-Fi service, making phone calls, talking to a friend of mine, Skip Crow, and this gentleman, our mayor, walked in the room and pointed his finger at me and Skip and said, "Get up and grab the water and load my truck." Without question, we did it. So that's who our mayor is."

Ann Day: "I have one more thing, I'm sorry. For those of you who believe in Tryon, vote in Tryon, who vote on Election Day at Harmon Field. Obviously, that's not a possibility this year. Dr. Purtill and the

Tryon Presbyterian Church have kindly opened their doors, and that will be the polling place if you live in Tryon on Election Day.”

Dr. Alan Purtill thanked all of the Tryon staff.

**XIX. ADJOURN**

Mayor Alan Peoples entertained a motion to adjourn. Mayor Pro Tem so moved. The motion carried unanimously.

---

J. Alan Peoples, Mayor

Attest:

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Susan B. Bell, Town Clerk

**Tryon Tourism Board**  
*(Tryon Tourism Development Authority)*  
**Minutes**  
**August 5, 2024**  
**4:30 P.M.**

Chairman Mason-Freeman called the meeting to order at 4:40 pm at the Tryon Town Hall with five members present.

**MEMBERS PRESENT:** Maria Mason-Freeman, Chairman; John Vining, Vice-Chairman; Bill Crowell, Tryon BOC Rep; Melanie Jackson; and Allan Casavant

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Meg Rogers, Secretary; Lourdes Gutierrez, Downtown Development Director

**Officer Elections**

Casavant made a motion to reelect the current officers for another term: Maria Mason-Freeman as Chairman, John Vining as Vice Chairman and Meg Rogers as Secretary. Crowell seconded the motion. Motion was approved by a vote of 5 to 0.

**Approve Meeting Schedule for 2024-2025**

Meeting schedule for fiscal year 2024-2025 (July 1 2024-June 30, 2024) was reviewed. Crowell made a motion to approve the proposed meeting dates for 2024-2025 as presented. Casavant seconded the motion. Motion was approved by a vote of 5 to 0.

**Approve Minutes from June 3, 2024**

Minutes from the June 3, 2024 regular meeting were reviewed. Casavant made a motion to approve the June 3, 2024 regular meeting minutes as presented. Crowell seconded the motion. Motion was approved by a vote of 5 to 0.

**Approve Financial Reports for June 2024 & July 2024**

The Tryon Tourism Development Fund FY 2023-2024 financial report for June 2024 was reviewed.

Tryon Tourism Development Fund FY 2023-2024 Revenues as of June 30, 2024 totaled \$22,400.46 (63.10%). Tourism Development Fund FY 2023-2024 expenditures as of June 30, 2024 totaled \$31,371.00 (88.37%). Fund balance as of June 30, 2024 was \$ 55,596.81.

The Tryon Tourism Development Fund FY 2024-2025 financial report for July 2024 was reviewed.

Tryon Tourism Development Fund FY 2024-2025 Revenues as July 31, 2024 totaled 1,832.73 (9.16%). Tourism Development Fund FY 2024-2025 expenditures as of July 31, 2024 totaled \$645.09 (3.23%). Fund balance as of July 31, 2024 was \$ 56,880.26.

A budget amendment for FY 2024-2025 would be made soon to reflect the Authority's approval of funding for downtown music in partnership with Tryon Downtown Development Association (TDDA). Funds for this use would be allocated from fund balance.

Status of Pine Crest Inn was discussed briefly as well as possible development of the Town of Tryon maintenance shed property into hotel or other use.

Mason-Freeman made a motion to approve the financial reports for June 2024 and July 2024 as presented. Vining seconded the motion. Motion was approved by a vote of 5 to 0.

### **Budget Amendment Discussion – Event Promotion**

The budget amendment discussion was postponed until the September meeting as the draft amendment was not available. Gutierrez briefly updated the Authority on the music performances that had begun in July with Rich Nelson's band. TDDA paid but would be reimbursed by Tryon Tourism Authority.

### **Saluda Grade Trail Update**

Crowell reported that it was just announced on August 5, 2024 that a contract to purchase the North Carolina portion of the Saluda Grade Trail had been signed with seller, Norfolk Southern Railroad. The contract allowed the buyers one year to raise the necessary funds for the purchase. South Carolina already had funds committed for the purchase of the South Carolina portion of the trail. So far, North Carolina had allocated \$5 million for the NC portion. Conserving Carolina was continuing to raise funds for the purchase.

### **Website & Social Media**

Tracey Daniels had submitted her printed report for August 5, 2024 and this report was reviewed.

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

- 5-8 posts per week; tourism focused
- 4 new likes (organic),
  - 16 new followers
- Average post reach 3,200
- Post engagement: down to 673 from 1,041 (likes, shares, comments, etc.)
  - 150 (up from 145) clicks to website
- Most liked posts
  - \* Restaurant Post (First Peak w/link to updated hours/locations)
  - \* 4<sup>th</sup> Friday in Tryon
  - \* Earl Scruggs Festival at TIEC

#### **Website Update**

- Worked on SEO for business listings & wording updates
- Received two quotes for budget website (see below)
- Will present website redesign document at next meeting (combining ExploreTryon and Town of Tryon – residents/visitors)
  - \* Big Boom - \$14,500
  - \* Websy Daisy - \$5,000-6,000

#### **Miscellaneous**

- Attended Tourism/Business as Destination course on June 24, 2024 to represent Explore Tryon
- Signed up for Tourism DIY webinar on new practices and trends 8/14

- Picked up rack cards from printer; sent to NC Welcome Centers and quantity sent to Saluda Visitors Center, Polk County Library, and First Peak Tourism to distribute with their marketing materials.
- Answered incoming questions via e-mail
- Upcoming interview series at First Peak focusing on Heritage; Daniels was working with Melinda Massey on connecting with Sam Waymon and the Waymon Family to participate; Daniels would work with Tryon History Museum regarding newspaper articles
- Upcoming – Daniels would be working with Massey as lead coordinator for “Civil Rights Trail” and downtown marker with tie-in to Nina Simone. This would be through ExploreTryon. Massey needed a local contact to help pull everything together and Daniels would do so on behalf of the Town of Tryon and Tryon Tourism Development Authority.
- TIEC Hotel Update
  - Almost done with goal of being open for the Earl Scruggs Festival in September.
  - 90+ rooms
  - 2 floors with a wing of suites
  - Stackable rooms (like Legos) were almost complete. Stick built reception area, lobby and conference rooms.
  - “New Southern Experience” was doing their marketing
  - County did not think this new hotel would take business away from local Air B&B’s or short-term rental market. This hotel would compete with Asheville, Hendersonville and Rutherfordton hotels.
  - New hotel would eventually have a restaurant in the hotel.

The Authority asked Tracey Daniels to put boost funding on the Facebook posts. The Authority wanted to allocate a couple of hundred dollars for social media boosts on Facebook.

#### **SWOT Analysis Update – Work Plan Discussion**

Casavant urged the members to consider billboard marketing for annual events. Gutierrez reported that Tryon’s gateway signs for events had just been replaced and would be used for BeerFest 2024, Tryon International Film Festival (TRIFF 2024), monthly TDDA 4<sup>th</sup> Friday events, and holiday strolls in downtown Tryon. Gutierrez reported that she also did TDDA e-newsletters featuring upcoming events and posts on social media. Casavant stated that social media was not sufficient. Mason-Freeman recommended investing in electronic signage with remote controls to update the events list. Casavant suggested locating electronic signage at New Market Road intersection with South Trade Street and offered space at his property adjoining this intersection. Possible zoning restrictions on electronic signage in downtown were brought up and discussed briefly.

Adding canvas banner signs for upcoming events in downtown was discussed briefly as an inexpensive and effective option for event promotion. Sites for the banner included the I-26 and NC 74 highway roundabouts in Columbus and locations within Tryon’s zoning jurisdiction. Use of standardized signs and banners was recommended to make regular exchanges of the signs/banners easier for volunteers to change out. Volunteers would be provided by the Tourism Authority members. Banners and signs would have to comply with Tryon’s zoning ordinance. Tryon Planning Director Tim Daniels would discuss this request at the next Planning & Adjustment Board meeting in August. Crowell would get cost estimates for the canvas banner signs.

Addition of food trucks for days and times when downtown restaurants were usually closed was suggested. Some downtown restaurants closed down for a week at a time during slow months. Adding a food truck court in downtown on weekends would provide more options for visitors. It was noted that the Town of Tryon had food truck permitting and ordinances in place that had to be followed. Casavant urged that that ordinance be reviewed and adjusted to accommodate this growing business and financial growth for downtown Tryon and the future increase in tourism related to the rail trail. Authority members agreed that local tourism in Tryon was dependent on places to eat that were open seven days a week.

**Confirm Date for Next Regular Meeting**

The next regular meeting of the Tryon Tourism Development Authority was scheduled for Monday, September 9, 2024 at 4:30 pm at Tryon Town Hall, McCown Room. The meeting date was approved.

**Adjourn**

Mason-Freeman adjourned the meeting at 5:50 pm.

**Prepared by**



Meg Rogers  
Secretary

**Approved:**



Maria Mason-Freeman  
Chairman

**MINUTES OF THE HARMON FIELD BOARD OF SUPERVISORS MEETING**  
**Tuesday, October 1, 2024**

Chairman Warren Watson called the Harmon Field Board of Supervisors meeting to order at 5:35 PM at the Tryon Town Hall, Town Manager's Office.

**Board Members Present:** Chairman Warren Watson; Secretary-Treasurer Rick Covil; Steve Sloan and Greg Miner

**Board Members Absent:** Vice-Chairman Lynn Cromer

**Staff Present:** Jim Fatland, Tryon Town Manager; and Meg Rogers, Town Secretary/Cashier

**Welcome new member Greg Miner**

Chairman Watson extended a welcome to new member Greg Miner. Miner introduced himself with a short summary of his related experience.

**Approve Minutes from September 10, 2024 regular meeting**

The Minutes from the September 10, 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 September 10, 2024 as presented. Sloan seconded the motion. Motion was approved by a vote of 4 to 0.

**Approve Financial Report for September 2024**

The September 2024 Harmon Field financial report was reviewed. According to the report, Harmon Field had received \$161,341.89 (42.74% of its annual budgeted revenues for Fiscal Year 2024-2025). Total Operating Expenditures were \$69,002.82 (21.42% of annual budgeted expenditures for FY 2024-2025) and Capital Expenditures totaled \$2,287.03 (4.13% of annual budgeted expenditures for FY 2024-2025). Total Expenditures were \$71,289.85 (18.89% of annual budgeted expenditures for FY 2024-2025).

Town Manager Jim Fatland distributed a more detailed financial report showing actual expenditures for 2023 and 2024 (through August 31, 2024) as well as the amended budget for FY 2024, approved budget for FY 2025 and proposed budget amendment to reflect unused Polk County Community Foundation grant funding recorded in FY 2024 that would be used to complete the gym project in FY 2025, appropriation from fund balance of project funds budgeted in FY 2024 but actually to be appropriated in FY 2025 for the project and corresponding gym project expenses for capital improvements and equipment related to the project begun in FY 2024 that would actually be spent in FY 2025 for project completion. In FY 2025, Polk County approved a 1-cent increase in the Harmon Field special tax district tax rate. This increased the portion of Harmon Field's operating costs covered by the tax revenues from 60% to 83%. The County agreed to approve an additional 1-cent increase in FY 2026 that would bring the tax revenues total to a level high enough to cover 100% of the Harmon Field operating

costs. Other revenue sources from facility rentals now used for operations and other funding would be redirected to capital projects for major improvements and facility renovation projects at Harmon Field.

Fatland also clarified Harmon Field personnel budget for FY 2025 which included three full-time employees. In FY 2024, when the Harmon Field staff resigned, Brad Gordon was hired as Harmon Field superintendent leaving two open full-time positions vacant. Kenneth Arrowood was hired to fill one of those positions. Staff researched feasibility of hiring an outside landscape contractor to do all Harmon Field mowing instead of hiring a third full-time employee, but the result of the research was not to recommend that option. Brendon Sprouls was hired to fill the third full-time position as budgeted. Having three full-time employees with staggered but overlapping work hours and work days would provide Harmon Field on-site staff, seven days a week and maximum hours per day to maintain the facilities and assist the public while minimizing overtime needs and expense.

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

Harmon Field Park Superintendent Gordon was not present, but Town Manager Jim Fatland provided updates on the equestrian facility status and damage to Harmon Field caused by the recent storm and flooding.

- Fatland reported that he and Gordon had attended the recent Blue Ridge Hunter Jumper Association (BRHJA) meeting at Foothills Equestrian Nature Center (FENCE). The meeting was let by Cindy Boyle. In 2002, Fatland had assisted the BRHJA, Harmon Field Board of Supervisors and the Town of Tryon with a joint effort where BRHJA provided funding to renovate the Harmon Field equestrian facility and that investment was used as match funding to obtain a larger Parks and Recreation Trust Fund grant to make additional improvements and added facilities at Harmon Field. At the meeting, the BRHJA members wanted to keep BRHJA as an active organization, with some restructuring, and then they wanted to work with Harmon Field to keep the equestrian facility there sustainable.
- Fatland reported that, although the loan amount approved for Harmon Field's new mower was \$50,000, staff were able to purchase the mower for a significantly lower cost.
- **Storm and flooding damage update**
  - Due to the damage and hazardous conditions at Harmon Field, Fatland recommended cancelling all facility reservations at Harmon Field through March 1, 2025 with reservation fees refunded. Covil made a motion that all Harmon Field facility reservations through March 1, 2025 be cancelled and rental fees refunded for the cancelled reservations. Sloan seconded the motion. Motion was approved by a vote of 4 to 0.
  - Fatland reported that the screened picnic shelter, cabin deck, playground fencing, and the wooden picnic tables had been washed away. The cabin, baseball field bathrooms, fieldhouse bathrooms, gym, walking paths, and other areas were covered or filled with mud that would have to be cleaned out. The gym room project area was damaged by the flooding. The playground gazebo

was knocked over. The tennis courts were not damaged. Most of the equestrian facility, ball diamonds, concession stand and its dining shelter seemed okay. Extent of the damage to the restrooms was unknown at this time. Port-a-johns might be needed at Harmon Field until the restrooms could be safely reopened.

- Fatland recommended revising the Harmon Field master plan during the cleanup process with citizen input to better use the FEMA and insurance funds for rebuilding to make the facilities resistant to future damage from storms and flooding. The revisions could include relocating some facilities like the screened picnic shelter and the playground. These relocations might be required by FEMA as a condition for funding the rebuilding of flood-damaged facilities. Chairman Watson recommended getting Mark Byington involved to revise the master plan and holding several meetings to develop the revisions.
- Fatland stated that the tropical storm disaster declaration provided an opportunity to sit down with Federal Emergency Management Authority (FEMA) to get funding to rebuild the facilities destroyed or damaged by the storm and flooding. Fatland explained that FEMA worked on a reimbursement system and assured the Board that the Town of Tryon would provide funds for the work that would be reimbursed by FEMA later so the Harmon Field Fund would not be drained while waiting for reimbursement. Fatland briefly explained the FEMA reimbursement criteria which made reimbursement for work done with staff labor and equipment much more complicated than reimbursement for work done by outside contractors which would be reimbursed at 100% and recommended employing outside contractors for all of the cleanup.
- Fatland asked the Board to authorize staff to contract for cleanup. The Board asked Fatland to prioritize opening the dog park, oval walking track and tennis courts as soon as possible, as well as some parking areas for park patrons. Covil made a motion to authorize staff to contract for cleanup and to prioritize reopening the oval walking track, the dog park, ballfields, tennis courts and to contract for a few port-a-johns for the park as soon as possible. Miner seconded the motion. Motion was approved by a vote of 4 to 0.

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

Fatland reviewed the overall project funding for the open-air gym room renovation. The original project budget included \$25,000 from the Harmon Field Fund, \$25,000 from a grant from the Polk County Community Foundation, and the remaining \$30,000 from the Town of Tryon for a total project budget of \$80,000. The construction contractor had quoted \$71,300 to build the project. Approximately \$31,000 remained yet to be spent on the project expenses. The contractor had not received the final payment on his part of the project. Funds for fixtures, kitchen equipment, tables and chairs were outside the contractor's quote and some of those fixtures, kitchen equipment, etc. had already been purchased. The project area appeared to have some damage from the flooding, but the extent of the damage had not yet been determined.

**Next Meeting Date**

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

**Adjourn**

Meeting was adjourned by Chairman Watson at 7:00 pm.

**Submitted By:**

**Approved:**



**Rick Covil  
Secretary-Treasurer**



**Warren Watson  
Chairman**

TOWN OF TRYON  
GRANT STATUS REPORT  
JANUARY 01, 2023 THRU OCTOBER 31, 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 LOAN APPROVAL SEPT 2004 MEETING
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		\$2,500		DELARRA FOUNDATION	AWARDED
Open Air Gym Improvements	Harmon Field	25		\$1,000		DUKE ENERGY FOUNDATION	AWARDED
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 STATE LEGISLATIVE APPROVAL JULY 2024; CLOSEOUT IN PROCESS
Sourwood Ridge Road/US176 Water Line Upgrade	Water & Sewer	61		\$0	\$714,000		NOT FUNDED IN LAST ROUND; WILL RESUBMIT IN FUTURE 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		\$10,000		DOMINION ENERGY	NOT APPROVED
Lake Lanier Dam Rehab Project	Water & Sewer			\$900,000		FEMA/SCDHEC	APPLICATION IN PROCESS
Woodland Park Improvements	Woodland Park	70		\$1,200	\$1,500	POLK COUNTY APPEARANCE COMMISSION	APPROVED; WORK TO BE DONE PRIOR TO MAY 31, 2024
Fire Rescue Equipment and Radios	Fire	20		\$25,000	\$0	CAROLINA FOOTHILLS FOUNDATION	AWARDED OCTOBER 24, 2024
<b>TOTAL ALL GRANTS</b>				<b>\$7,615,039</b>	<b>\$1,372,973</b>		

SUMMARY OF GRANTS RECEIVED BY FUND

WATER AND SEWER FUND	\$6,161,189	91.7%
TRYON FIRE DEPARTMENT	\$277,350	4.1%
HARMON FIELD	\$248,300	3.7%
WOODLAND PARK	\$1,200	0.0%
DOWNTOWN	\$27,500	0.4%
	\$6,715,539	100.0%

**AGENDA ITEM**

**DATE:** November 19, 2024

**TO:** Mayor and Town Commissioners

**PREPARED BY:** Jim Fatland, Town Manager, NCCLGFO, CPFO

**SUBJECT:** FY24-25 Budget Ordinance Amendment No. Two

**BACKGROUND:** The Revenue and Expenditures for the FY24-25 Budgets have been reviewed and an amendment to the following budgets is recommended.

**Fire Department:** The Tryon Fire Department Fund Budget is amended by \$25,000 from \$1,698,413 to \$1,723,413. The Tryon Fire Department was awarded a \$25,000 grant from Carolina Foothills Foundation to purchase rescue equipment and radios.

Revenue:

Grant	<u>\$25,000</u>
Total Revenue	\$25,000

Expenditures:

Supplies	<u>\$25,000</u>
Total Expenditures	\$25,000

**Tourism Board:** The Tourism Board at their regularly scheduled meeting held on Monday November 4, 2024 approved the purchase of outside furniture for the new Pacolet/Depot Deck and the Plaza. Also approved were funds for the purchase of a 14-foot commercial grade outside Christmas Tree. The Tourism Board approved an expenditure of \$6,200 funded from their fund balance.

Revenue:

Appropriation of Fund Balance	\$6,200
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Expenditure:

Transfer to Town General Fund-Admin	\$6,200
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**General Fund:** The General Fund Balance is increased to fund the purchase of outside furniture for the Pacolet/Depot Pedestrian Deck and a commercial grade Christmas Tree for the Plaza.

The General Fund Budget is also increased to transfer \$200,000 to the Tropical Storm Helene Project Ordinance. The source of funds would be from fund balance. The purpose is to fund cash flow to address repairs and construction at Harmon Field subject to FEMA reimbursement. Once the project budget is closed out, funds would be returned to the General Fund.

Revenue:

Appropriation of Fund Balance	\$200,000
Transfer from Tourism Board Budget	\$6,200
TDDA Grant	\$6,200
Investment Earnings	<u>\$1,805</u>
Total Revenue	\$214,205

Expenditures

Transfer to Helene Project Ordinance-GF	\$200,000
Outside Furniture	\$8,795
Commercial Grade Christmas Tree	<u>\$5,410</u>
Total Expenditures	\$214,205

**RECOMMENDATION:** Approve FY24-25 Budget Ordinance Amendment No. Two (See attached Ordinance Amendment No. Two)

**TOWN OF TRYON  
 BUDGET ORDINANCE AND AMENDMENTS  
 SUMMARY OF ALL FUNDS  
 FISCAL YEAR 2024-2025**

	<b>ADOPTED BUDGET</b>	<b>10/15/2024 AMENDMENT NO. ONE</b>	<b>11/19/2024 AMENDMENT NO. TWO</b>	<b>AMENDED BUDGET</b>
<b>GENERAL FUND</b>	<b>\$2,038,800</b>	<b>\$170,000</b>	<b>\$214,205</b>	<b>\$2,423,005</b>
<b>POWELL BILL FUND</b>	<b>\$76,000</b>			<b>\$76,000</b>
<b>POLICE PENSION FUND</b>	<b>\$28,100</b>			<b>\$28,100</b>
<b>TOURISM DEVELOPMENT</b>	<b>\$20,000</b>	<b>\$1,500</b>	<b>\$6,200</b>	<b>\$27,700</b>
<b>SANITATION</b>	<b>\$295,080</b>			<b>\$295,080</b>
<b>WATER AND SEWER</b>	<b>\$2,496,414</b>	<b>\$75,000</b>		<b>\$2,571,414</b>
<b>WATER METER FUND</b>	<b>\$50,000</b>			<b>\$50,000</b>
<b>FIRE DEPARTMENT</b>	<b>\$1,698,413</b>		<b>\$25,000</b>	<b>\$1,723,413</b>
<b>HARMON FIELD</b>	<b>\$377,477</b>	<b>\$51,150</b>		<b>\$428,627</b>
<b>CULTURE AND RECREATION</b>	<b>\$19,500</b>			<b>\$19,500</b>
<b>TOTAL ALL BUDGETS</b>	<b>\$7,099,784</b>	<b>\$297,650</b>	<b>\$245,405</b>	<b>\$7,642,839</b>



## United Financial

A Division of HomeTrust Bank

324 Ridgefield Court  
Asheville, NC 28806

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October 22, 2024

Town of Tryon, NC  
301 North Trade Street  
Tryon, NC 28782  
ATT: Susan Bell  
Town Clerk

**Proposal for Acquisition & Finance of:** One (1) New Kubota L250sHST W/R14 Tractor and related equipment.

Dear Susan,

As a follow-up to your recent request for a proposal regarding the above referenced transaction, United Financial is pleased to offer a finance proposal as follows:

**LESSOR:** United Financial, *A Division of HomeTrust Bank*

**LESSEE:** Town of Tryon, NC

**COLLATERAL:** Equipment described above.

**AMOUNT:** Up to \$28,080.72

**START DATE:** Immediately upon funding

**TERM:** 5 Years

**PAYMENTS:** Lease payments will consist of sixty (60) monthly payments of \$520.20 comprised of principal and interest.

Terms will be held for six months from the date of the proposal (also subject to Expiration and Acceptance terms below). If the transaction is not fully funded within 18 months of the proposal date, the terms will be based on the T-Bill associated to the amortized term of the transaction plus 1.0% with no maximum rate guaranty.

**EXPIRATION:** Lease payment terms quoted herein are subject to transaction being documented by 12/22/2024.

**LEGAL TITLE:** Legal Title to the Equipment during the Lease Term shall vest in the Lessee with Lessor perfecting a first security interest through Equipment Title, UCC, or other filing instruments as may be required by law.

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**Phone 828-684-5643**  
**Fax 828-684-5616**

- NET LEASE:** The Lease will be a net lease, under which all cost and responsibility of maintenance, insurance, taxes and other items of a similar nature shall be for the account of Lessee.
- INSURANCE:** Lessee shall provide evidence of insurance coverage at the time of delivery of the Equipment, in accordance with the provisions of the Lease.
- FINANCIALS:** Lessee shall furnish Lessor with its last three, (3) fiscal years financial statements and its latest interim financial statements, plus such other pertinent information as Lessor may reasonably request.
- APPROVAL:** Closing of the transaction(s) described herein, and the implementation hereof is expressly conditioned upon approval of Lessor's Senior Loan Committee, the receipt, review and acceptance of properly executed documentation acceptable to Lessor, and the absence of any material adverse change in Lessee's financial condition prior to deliver and acceptance of the Equipment.
- ACCEPTANCE:** Lessee acknowledges that the terms and conditions of this proposal are satisfactory and that upon execution hereof by Lessee this proposal shall constitute a valid and binding obligation of Lessee. As further condition to Lessor's approval hereof, Lessee must acknowledge its acceptance of this proposal by signing below in the space provided and returning it to the Lessor by 11/22/2024.

**TERMS PRESENTED IN THIS PROPOSAL SHALL SURVIVE CLOSING.**

**Important Information You Need to Know About Opening a New Account**

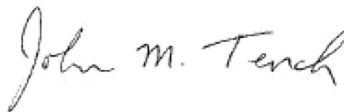
To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each individual or business that opens an account.

**What This Means for You**

When you open an account, we may ask for your name, address, date of birth, and other information that allows us to identify you. We may also ask to see your driver's license or other identifying documents

If you determine that this finance structure meets the needs of your organization, please have the appropriate officer indicate the chosen option, place their signature at the bottom of this page, and return it to us via fax, email or US Postal Service. Upon receipt of the signed proposal, we will be in touch with you to make provision for documenting the finance. Thank you for the opportunity to submit this proposal letter for your review and approval. Should you have any questions or comments regarding the terms and conditions, or if we can be of any further assistance to you, please do not hesitate to call.

Sincerely,



John M. Tench  
Senior Vice President  
Director of Municipal Finance

**ACCEPTED BY:**

**SIGNATURE:** \_\_\_\_\_

**NAME:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



# STOTT'S FORD, INC.

- FORD SALES AND SERVICE -  
222 North Trade Street • Tryon, NC 28782  
(828) 859-6627 • FAX (828) 859-2220

October 30, 2024

Town of Tryon

2025 Ford F350 4x2 Chassis Cab DRW

- 169 Inch Wheelbase
- Oxford White
- Vinyl 40/20/40 Seats
- Medium Dark Slate
- XL Trim
- Air conditioning CFC Free
- AM/FM Stereo MP3 Clock
- 7.3L DEVCT NA PFI V8 Engine
- 10-Speed Auto Torq Shift
- LT245/75R17E BSW All-Season
- 3.73 Ratio Regular Axle
- Front License Plate Bracket
- 14000# GVWR Package
- Trailer Brake Controller
- 40 Gal Aft of Axle Fuel Tank
- Rear View Camera & Prep Kit
- 12 Foot Flat Dump
- Electric Hoist
- 24" Removable Sides
- No Rear Gate
- Rec Hitch & Plug

Truck \$49,433.00

Flat Dump \$16,000.00

Total Selling Price \$65,433.00

Robbie N Stott – President.

TOWN OF TRYON  
APPLICATION FOR VOLUNTEER BOARD  
PERSONAL HISTORY FORM

NAME Christopher Gilman HOME ADDRESS 300 Cherokee Hill Lane

- ABC,  Board of Planning & Adjustment,  Cemetery, Tryon 28782  
 Depot Master Plan,  Downtown Finance Construction,  Eastside  
Citizens Advisory,  Fire Commission,  Harmon Field Board of  
Supervisors,  Historic Preservation Commission,  Park,  
 Public Works,  ~~Public Works~~ Committee,  Tourism Authority,  
 Town Hall Restoration  Rail-Trail

BOARD(S) YOU ARE APPLYING FOR:

BUSINESS ADDRESS \_\_\_\_\_

PHONE (WORK) \_\_\_\_\_ (HOME) 404.578.5711

(CELL) 404.578.5711 E-MAIL chris.gilman57@yahoo.com

MARITAL STATUS Married NAME OF SPOUSE Dagan Gilman

DO YOU LIVE WITHIN THE CORPORATE LIMITS OF TRYON?  YES  NO

HOW LONG HAVE YOU BEEN A RESIDENT OF TRYON? 4 YEARS

NAME AND LOCATION OF HIGH SCHOOL ATTENDED: \_\_\_\_\_  
New Richmond High, New Richmond, Ohio

COLLEGE: University of Cincinnati TYPE DEGREE: B.S. of Education

PRESENTLY EMPLOYED BY: Retired as of 2020

JOB TITLE: \_\_\_\_\_

CURRENT MEMBERSHIP IN ORGANIZATIONS AND OFFICES HELD: \_\_\_\_\_  
Tryon Investment Club - Secretary  
AMEA Legends - Treasurer

PAST MEMBERSHIP IN ORGANIZATIONS AND OFFICES HELD: \_\_\_\_\_  
ASF Foundation - Director 2014-2020

PREVIOUS SERVICE ON ANY CITY BOARD/COMMISSION: None  
IF SO, WHICH: \_\_\_\_\_ WHEN: \_\_\_\_\_

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF A BOARD/COMMISSION? NO  
IF YES, EXPLAIN \_\_\_\_\_

STATE REASONS WHY YOU FEEL QUALIFIED FOR THIS APPOINTMENT(S)(OPTIONAL)(Use back or additional sheet if more space needed.)

Avid bicyclist and experienced business manager with extensive experience riding rail-trail systems in other states and communities. Over

My exposure to other rail-trails has shown me the positive and negative impacts, design winners and losers, and how communities can successfully embrace a rail trail for positive economic impact and quality of life.

From an employment perspective, I have managed teams of 20+ employees (direct reports) and multiple vendors while managing budgets of 10+million USD.

**APPLICATION FOR  
APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**  
Page 2 of 2

(Historic Preservation Commission candidates only) **ARE YOU EMPLOYED IN ANY OF THE DISCIPLINES OF ARCHITECTURE, HISTORY, ARCHITECTURAL HISTORY, PLANNING, ARCHEOLOGY OR RELATED PROFESSIONS?**  YES  NO **IF YES, EXPLAIN.**

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**NOTE:** This information along with other material may be used by the City Council in making appointments to Boards and Commissions and in the event you are appointed, it may be used as a basis for news release to identify you to the community.

Signature  Date 10.29.25

**Please submit completed form to:**

**Town of Tryon  
301 North Trade Street  
Tryon, NC 28782**

**Attention: Town Clerk**

# Agenda Item Summary Sheet



<b>Meeting Date:</b> 11/17/2024	<b>Agenda Item Number:</b>
<b>Submitted By:</b> Meg Rogers, Secretary, Tryon Tourism Development Authority	
<b>Attachments:</b> None	

**Topic:** Approval of elected Chairman of Tryon Tourism Development Authority (TTDA)

**Requested/Recommended Action & Motion:** Approve Chairman of TTDA for 2024-2025

**Summary Explanation & Background:** The Tryon Board of Commissioners approved, at its regularly scheduled meeting August 15, 2006, a resolution creating the Tryon Tourism Development Authority and initiating the levy of occupancy tax. The amended Resolution specifies that the Authority shall consist of six members, each appointed by the Town's Board of Commissioners. One member shall be a member of the Board of Commissioners (1-year term); two of the members shall be from businesses that collect the occupancy tax (2-year terms, alternating year appointments); plus three additional members (2-year terms, alternating year appointments).

Current Authority Members	Current Terms
Bill Crowell (Saluda Forge Owner, BOC Rep)	July 1, 2024-June 30, 2025
Marie Mason Freeman (B&B owner)	July 1, 2023-June 30, 2025
John Vining (Tryon Parks Committee Chair)	July 1, 2024-June 30, 2026
Allan Casavant (Property Developer)	July 1, 2023-June 30, 2025
Melanie Jackson	July 1, 2024-June 30, 2026
Vacant	

At the TTDA meeting held on August 5, 2024, Marie Mason-Freeman was elected as Chairman by the TTDA members to serve from July 1, 2024 through June 30, 2025. As stipulated in the Town Ordinance that created the TTDA and the TTDA Bylaws, the Chairman must be approved by the Tryon Board of Commissioners at their next regular meeting after the TTDA officer elections.

**Town Priority/Goal (Strategic Plan):** Goal 2: The Town of Tryon will take the lead in retaining existing businesses, recruiting new businesses and promoting the area as a premier tourist destination, while maintaining the small town character of the community

**Direct Financial Impact:** None

**Indirect Financial Impact:** Not Available

**Funds Included in Current Budget:** Not Applicable