

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
FEBRUARY 18, 2025 6:30 PM**

WORK SESSION

Present: Mayor J. Alan Peoples

Mayor Pro Tem Skip Crowe

Commissioners Present: Bill Crowell, Tracie Morris, Julie Lambakis

Staff Present: Tim Daniels, Planning Director/Assistant Town Manager

Emily Dale, Town Clerk

Greg McCool, Public Works Director

Brad Gordon, Harmon Field Superintendent

Scott Holt, Police Chief

William Morgan, Town Attorney

Steven Siler, Public Information Officer

Lourdes Gutierrez, TDDA Exec. Director

Mayor Peoples called the work session to order.

Items discussed:

1. Mayor Pro Tem Crowe mentioned the good session the Public Works committee had
2. Commissioner Crowell mentioned to Public Works Director Greg McCool about the issue with some of the street lights
 - a. Tim Daniels and TDDA Executive Director Lourdes Gutierrez mentioned they are working on getting new poles around Stott's Ford
3. Mayor Peoples stated there was an individual who was fined for trespassing at Harmon Field after he had driven around multiple barriers. Reiterated that the park is still closed and awaiting on assistance from FEMA.
 - a. \$50,000 was spent to a Bryson Jones to remove debris along with an additional \$30,000 in Polk County Landfill fees. Brad Gordon stated he is trying to get a discount for the Landfill fees.

Mayor Peoples entertained a motion to adjourn. Commissioner Crowell moved and motion passed unanimously.

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
FEBRUARY 18, 2025 7:00 PM**

Present: Mayor J. Alan Peoples

Mayor Pro Tem Skip Crowe

Commissioners Present: Bill Crowell, Tracie Morris, Julie Lambakis

Staff Present: Tim Daniels, Planning Director/Assistant Town Manager
Emily Dale, Town Clerk
Greg McCool, Public Works Director
Brad Gordon, Harmon Field Superintendent Scott Holt, Police Chief
William Morgan, Town Attorney Steven Siler, Public Information Officer
Lourdes Gutierrez, TDDA Exec. Director

I. CALL TO ORDER

Mayor Peoples called the meeting to order.

II. INVOCATION

Mayor Peoples led the invocation with a moment of silence.

III. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Crowe led with the Pledge of Allegiance.

IV. AGENDA ADOPTION

Mayor Peoples asked for any deletions, additions, or corrections to the agenda. Tim Daniels stated that the Appointment to the planning board needed to be removed from the agenda. Mayor Peoples acknowledged and suggested a motion be made to remove that item and adopt the agenda. 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. Hearing none he made a motion to adopt the Consent Agenda. Commissioner Crowell so moved. The motion carried unanimously.

VI. UPDATE ON TROPICAL STORM HELENE DAMAGES AND RESTORATION

Tim Daniels stated that himself, Greg McCool and Harmon Field Supervisor, Brad Gordon, were continuing work with the Town's FEMA representative to expedite the grant portal submission. On February 3 site inspections took place for Melrose Avenue Ext, Winner's Circle, and East Howard St. This portion of the work has already been completed and submitted for processing to Consolidated Resource Center for review. Upon completion of the review process funds will be sent to the state and then we will coordinate with the state to receive funds. Mr. Daniels reported that the inspection and submitting process must be completed for all categories which were debris removal and all of Harmon Field's projects. A special shoutout was given to Brad Gordon for all of his hard work over the past several months with this process.

Tim Daniels stated that contractors started work at Harmon Field on February 10 to remove the debris from the equestrian side of the park and take it to the Polk County Landfill. As previously stated, all of the soil tests came back negative. Brad Gordon is working with Polk County on a way to reduce the landfill fees. The Town is also working with John Walters on restoration of the buildings which includes bringing structures into ADA compliance. The Harmon Field Board has also approved that no more rentals will be allowed at the park until further notice, except for the Open Air, which is subject to Board Approval.

Contractors have also started the process of removing the mats, regrading and replacing the mats in the stalls in Barns 1 and 2.

Quotes are being obtained to rebuild Harry Dallara baseball field. Tim and Brad are working on additional sources are funding with organization such as Duke Power and the Laura Jane Musser Fund. There are still issues with visitor entering restricted areas. Tim Daniel urged the public to please only visit open areas of the park.

VIII. PUBLIC WORKS AND UTILITIES COMMITTEE

The committee held their first meeting February 6. Four citizens attended meeting and are interested in serving on the committee. Commissioner Morris made a motion to establish the Public Works and Utilities Committee. The motion carried unanimously. Dr. Warren Carson, Stan Gibson, Timothy McNeil and Davie Delancy were the citizens interested in gaining appointment to the Committee. Commissioner Morris asked how many would be voting members. Tim Daniels stated that it only an advisory committee. Mayor Peoples stated that the committee is simply to help gain more insight into the committee and made a motion. Commissioner Crowell so moved. The motion carried unanimously.

IX. DOWNTOWN/TDDA UPDATE

TDDA Executive Director Lourdes Gutierrez stated that TDDA has five board members, one council member and two staff members attending the NC Main Street Conference in Mooresville, NC in March. Commissioner Lambakis is going to attend.

The Chili Cook Off is on February 13 with 28 participants registered so far. The ribbon cutting for the Nest was well received. Gutierrez thanked Commissioners Crowe, Crowell and Lambakis for their attendance at their ceremony.

She also acknowledged Kenneth Arrowood and Brendan Sprouls for their work Downtown. Typically, Harmon Field workers they have been working with the Town to pressure wash parts of town, laid rock at the community deck, installed all the deck furniture and have started working on the Town welcome signs.

SPECIAL PRESENTATION-SECOND WIND HALL OF FAME

President of Second Wind Hall of Fame, Carol Browning provided a brief history of the Second Wind Hall of Fame stating that it was started over 50 years ago and the Tryon chapter is the only remaining chapter. Their mission is to identify outstanding volunteers who contribute to their community. They seek to recognize those who have a productive life after retiring and gotten a “Second Wind” and began a new career of service to their community and mankind. The TDDA would like to recognize one of its volunteers, Denny Crowe, for Second Wind. Denny Crowe is a member of TDDA and part of the design committee, Tryon Garden Club, Holy Cross Flower Guild and Lanier Library Board. Carol Browning then presented Denny Crowe with a certificate electing her to Second Wind Hall of Fame. Denny Crowe thanked her many friends and her husband Skip Crowe for all of their help and support.

In continuation of the TDDA update a Road Closure request was made by Ryan Mesa and Gabby Horvath for Hempfest. The closure would be for Depot St. on April 27, 2025 from 12-9. Mayor Peoples asked to entertain a motion. Motion was made and so carried.

Gutierrez then provided an update on the Morris the Horse trademark. The recommendation was a \$50 annual fee along with a 10% residual over \$1,000 if the Council chooses. The residual would also be self-reporting. Mayor Peoples expressed his desire for the annual fee to have a special fund. Gutierrez stated that Town Clerk Emily Dale had been contacted and advised that a special fund could be set up in Tourism to help with Holiday décor, etc. The council then discussed the two options with Commissioner Morris asking for the 10% residual to be considered especially in case someone came up with a great idea. Mayor Pro Tem Crowe made a motion for a \$50 annual fee along with self-reporting 10% residual on all sales over \$1,000. The motion carried unanimously.

X. MINIMUM HOUSING/PLANNING UPDATE

Tim Daniels stated that 160 Cleveland St.’s complaint hearing will conclude at the end of the month and then an update will be provided. A house outside of jurisdiction on Jackson St Ext. was brought to Daniels’ attention. Since it is outside his jurisdiction, he is working with county to provide any information or help they may need. The initial process of sending out letters has been started for 112 Jackson St as well. Commissioner Crowell brought up a question of jurisdiction regarding the old Grover Plant. He stated since it is the “gateway” to our town and the condition is deteriorating the Town should

look into options. Steven Siler stated that an offer had been made on the property. Daniels stated that it may be best to see what happens if the property is purchased.

XI. ANNUAL AUDIT REPORT FOR YEAR END JUNE 30, 2024

Daniels stated that the annual audit report is ready; however, since Town Manager Fatland is not in attendance due to a conference that the contract for an Audit Amendment Time Extension be signed and the meeting be continued until February 25 at 4:00 for the Audit presentation. Mayor Peoples stated this was the closest we've been in a long time to getting it turned in on time. Commissioner Morris stated that she would not be available for the meeting and that there was a TDDA meeting at that time. The question was made regarding options such as recessing, special or emergency meeting. Commissioner Morris asked if she could be present during Zoom and if she could legally vote. Town Attorney Morgan stated she could only if there was a state wide State of Emergency. Since a Quorum would be available it was agreed to recess meeting until February 25.

XII. TOWN MANAGER REPORT

Tim Daniels stated the Town was partnering with the Foothills Regional Commission to conduct a parking study as part of their due diligence in regard to Rails to Trails and new businesses. The hope is to identify any future increases to downtown traffic. Citizens were encouraged to visit tryonparkingstudy.com to take a survey. The survey will be open for several weeks.

Daniels and Gutierrez are working on Grant for additional bikes and those initial talks are going well. Quotes are being gathered for repair/replacement of the damaged Clock Tower stairs. Citizens are urged to please respect the barricades in place at the stairs. The equipment to up light the trees has arrived with hope for installation to take place once milder weather arrives.

XIII. COUNCIL/MAYOR REPORT

Commissioner Lambakis stated she had attended several different board meetings recently and was so encouraged by the number of citizens at each and how involved they were. Commissioner Crowell thanked Town employees and acknowledged the effort of new employees. Commissioner Morris also thanked staff and mentioned that herself and Town Clerk Emily Dale were going to be attending comprehensive financial training class sponsored by the NCLM. Upon completion she is eager to begin working on the Finance Committee. Mayor Pro Tem Crowe provided a special thank you to Denny Crowe and Carol Browning. He also acknowledged the effort of the city staff. Mayor Peoples thanked the staff and also reminded citizens to please respect the barriers at Harmon Field.

XIV. CITIZENS COMMENTS & RESPONSES

Alan Casavant distributed paperwork to the Board regarding commercial entities in residential areas. He stated an issue had arisen regarding a property near his home that was requesting rezoning that would allow for a gas station. The Planning Board had voted on the matter and it passed 3-2. Casavant stated

that per a state statute it is strongly recommended that anyone within 500 ft be notified and that he nor his neighbors were. It was also stated that the responsibility for the notification falls on the applicant and not on the Town. The Town simply provides the list. Nina and Rob Wolfe, residents of 75 Country Club Rd., wrote a letter stating they were not notified regarding the rezoning for 895 N Trade St in November 2024. The letter asked for Council to exercise oversight regarding the Planning Board. Town Attorney William Morgan then stated that the application regarding 895 N. Trade St was withdrawn. Mr. Casavant stated that he would like Council to meet with the Planning Board twice a year to explain their vision. He also feels that Council should provide a comprehensive plan to the Board as well as individuals on the Planning Board should take classes. A two-term limit was also suggested.

XV. RECESS

Mayor Peoples entertained a motion to recess. Commissioner Crowell so moved and motion passed unanimously.

I. CONTINUATION OF RECESSED MEETING

Mayor Peoples called to order the continued meeting from February 18, 2025.

II. AGENDA ADOPTION

Mayor Peoples asked for any deletions, additions, or corrections to the agenda. Hearing none a motion was made to adopt and passed unanimously.

III. APPOINTMENT TO PLANNING BOARD

Steven Siler applied for appointment to the Planning Board. Commissioner Crowell made a motion to accept appointment. Motion carried unanimously.

IV. 2024 AUDIT PRESENTATION

The 2023-2024 audit was presented by Michael Carey from RH CPAs. Mr. Carey provided copies of his presentation and yearend financial statements to Council. A copy of both of these documents is kept with the Town Clerk for review. Overall, the Town improved with this audit from the prior year. Two significant deficiencies were found. The first dealt with the year end closing process. Improvement was seen in this area as the number of year end journal entries was reduced to 13 this year. Mr. Carey stated he hoped to begin working with Emily Dale earlier in order to prevent this from happening. The second deficiency was a rollover from the prior year and covered State Pre Audit procedures. This issue was credited to a lack of staff. Additional staff members were hired in 2024 in hopes to correct this problem.

The Town total net position increased by \$519,183 over prior year and combined fund balances saw an increase of 13.04% to a total of \$2,617,022. The unassigned fund balance for the General Fund was \$1,902,747.

Upon completion of the audit presentation Mayor Peoples asked if there were any questions, hearing none he asked for a motion to approve. Commissioner Crowell so moved and motion passed unanimously.

V. 2024 LGC AMENDED CONTRACT

Mayor Peoples and Town Manager Fatland signed the amended LGC contract. The Tourism board would be given their contract to sign at their next available board meeting with the understanding that the report would be submitted to the Local Government Commission on February 28, 2025 and the signed contract submitted as an adjustment.

VI. CITIZENS COMMENTS AND RESPONSES

No citizens comment.

VII. ADJOURN

Mayor Peoples entertained a motion to adjourn. Commission Lambakis so moved and the motion passed unanimously.