



ADA compliance and remove the mismatched furniture. Daniels asked if a date for the swap/removal could be determined at the recessed meeting since that would give time to contact the manufacturer, Leisure Craft, and TDDA have their meeting.

5. Information during Emergencies
  - a. Mayor Peoples brought up that during the most recent emergency he had all the information that he needed; however acknowledged that some citizens felt that the county and other towns did a better job with communication. Town Manager Fatland stated on the day the fire started dispatch took in almost 200 calls. In trying to save homes and answer those calls it is sometimes difficult to get out updates. Chief Walton explained that he is in the process of working with the forestry service to establish a better plan for Public Information Officers and multiple location points in order to allow for more streamlined information process.
6. Ellen Richenbach of the Historical Preservation committee provided an update on a desire to get Local historical designation in addition to the National recognition the Town already has. She explained that having the local distinction can help slow down modernization and changes and open up the possibility of landmark status for certain buildings. They hope to present to the Board for approval in the near future. She cited increased enthusiasm and interest with Rails to Trails coming to the area.

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  
MARCH 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:	Jim Fatland, Town Manager	Emily Dale, Town Clerk
	Greg McCool, Public Works Director	Tim Daniels, Planning Director/Asst.
	Brad Gordan, Harmon Field Superintendent	Town Manager
	Randy Darley, Sanitation Supervisor	Scott Holt, Police Chief
	William Morgan, Town Attorney	Josh Walton, Fire Chief

**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 the Pledge of Allegiance.

**IV. AGENDA ADOPTION**

Mayor Peoples asked for any deletions, additions, or corrections to the agenda. Hearing none, Mayor Peoples made a motion to 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. FINANCE COMMITTEE APPOINTMENTS**

Commissioner Tracie Morris expressed her excitement for the two individuals to be appointed, Ken Dahlstrom and Doug Clark, and thinks they will bring a lot of value to the team (herself, Emily, Jim, Doug, and Ken).

Town Manager Fatland mentioned they can help with updating the Town of Tryon Employee Handbook, reinstatement of adjustment and cash management policies, bridging the gap on the auditors and report each year to the council, and work on internal control improvements.

Mayor Peoples made a motion to appoint Ken Dahlstrom and Doug Clark to the Finance Committee. Commissioner Morris so moved. The motion carried unanimously.

## **VII. TROPICAL STORM HELENE DAMAGES AND RESTORATION**

### **A. UPDATE**

Assistant Town Manager and Planning Director Daniels reported that Brad Gordon, Greg McCool, and himself continue to meet with the FEMA representative on Fridays. This week they are doing Harmon Field inspections with them Monday through Wednesday, all day for the most part. They have submitted some reimbursement requests through the grants portal and they are in various stages of the process. A couple of them are complete and they can't go to FEMA until they're 100% complete and the Friday FEMA representative is helping them prepare those with Harmon Field being the bulk of the requests.

Mayor Pro Tem Crowe asked if there is a dollar figure for the invoices to be reimbursed. Town Manager Fatland said it's over \$300,000 already. He further explained that two funds were formed to account for the invoices. Fund 19 is for the general fund and Harmon Field, and the other fund is set for water and sewer.

Commissioner Crowell asked about the cabin at Harmon Field. Daniels said it will get inspected tomorrow, Wednesday 3/19. Fatland continued to say that a number of meetings have been attended with FEMA reps about the uniqueness of Harmon Field in that the Town lost the boardwalk, the screen porch, and the back deck of the cabin and FEMA asked the Town to bring things up to ADA Compliance. The two public restrooms will get fixed to ADA Compliance no problem. For the cabin, however, FEMA has added ADA compliance restrooms and an ADA ramp on the east side of the cabin plus a new deck, the SERVPRO expenses of cleanup of the mold and such. The expenses are adding up. He reported that the appraisal for the cabin arrived and thought it was \$260,000. If expenses exceed \$130,001, the cabin will have to be taken down.

### **B. PROFESSIONAL SERVICES AGREEMENT WITH ROSTAN SOLUTIONS, LLC**

Town Manager Fatland reported that the good news is he has been meeting with other county finance directors and town managers and FEMA has allowed the Town to retain a consultant at their expense to help the Town navigate through this maze of getting reimbursement. One of the things that they have is they have not only FEMA reimbursement for damages but they have all mitigation. The money for the

boardwalk which would cost \$162,000 to rebuild, for example, can be applied elsewhere to Harmon Field for other amenities. The Town needs to determine where to relocate the playground and screened-in porch. Harmon Field is going to have a special meeting on March 25<sup>th</sup> to walk to the park with Harmon Field Superintendent Gordon and himself to give an update on where the Town stands with FEMA. He believes Harmon Field will be even better once all of the repairs and improvements have been made. He expressed that the frustrating part is how slow everything is going and not receiving even a penny of reimbursement money. Once the dollars are loaded onto the FEMA system, he can take that money and go to Raleigh for a line of credit to give the Town money to pay the bills. When the Town receives the FEMA reimbursement, the loan can be paid off. The consultant knows the rules and knows the FEMA rates. He feels much better to get somebody else who knows the systems and fight to get our money.

Fatland's recommendation is to approve an agreement with Rostan Solutions, LLC to help the Town move along the process of obtaining money from FEMA. Mayor Peoples asked for questions.

Commissioner Morris asked if the boardwalk is going to be rebuilt. Fatland said the process has been frustrating to the staff and himself because during the first meeting with FEMA, they said to rebuild it. Polk County, though, has their rules. If a structure is located on a flood plain and more than 50% of the structure was lost due to flooding, the county will not allow it to be rebuilt. FEMA said they will give the Town the money it would have costed to rebuild the cabin to spend elsewhere in the park. The goal is to relocate the playground and also buy new playground equipment to make it a much better playground as well as to build a new and better designed screened-in porch.

Commissioner Morris asked if people will miss the boardwalk. Fatland said the reason it was built was to have a trail around the whole park including around the screened-in porch which had been there for years prior to the boardwalk. But now that both the screened-in porch and boardwalk are gone, the footprint for the screened-in porch is going to be the new trail, eliminating the need to rebuild another boardwalk. The equestrian stalls along the river need to be taken down and relocated as well. This will create a lot of open space along the river, which FEMA likes, and will help the Town's case to get mitigation dollars and for building amenities elsewhere in the park.

Commissioner Morris asked if the line of credit with the State of North Carolina will be free. Fatland said he believes so. He continued to say that he was hesitant at first to participate in it, but after meeting with the Treasury staff and learning how it will be structured, he is no longer hesitant. The State will give the Town money as the costs to rebuild are accepted by FEMA...it may take two or three years to get the money back from FEMA. But the State is willing to work with all the local governments on this cash flow. He thinks it would be hard for communities to continue waiting and waiting to get things rebuilt. The Town would like to get the playground, dog park, ball fields, and soccer fields up and running. And he'd like to work with the staff on getting money to rebuild the community center.

Mayor Peoples entertained a motion to adopt the special services agreement as presented by the manager. Commissioner Lambakis so moved. The motion carried unanimously.

### **VIII. DOWNTOWN STREET LIGHTS (E. HOWARD to PALMER)**

Town Manager Fatland reported that when he started to work for the Town in January of 2023, he was asked when the street lights would be replaced. He found out that the Town had not gotten the insurance reimbursement money, so he worked with dispatch to obtain certain records. The result was that the Town got \$22,751 in reimbursement for two lights that were knocked down. The estimate for street lights was \$45,000 but the staff and TDDA worked on getting the full amount approved. Fatland's thought is to put up two new black metal poles. The concrete poles can't be replaced because they are no longer being manufactured, and it may be an eyesore to see two metal poles and five concrete poles in front of Stott's Ford. He talked with Robbie Stott and he agreed to pay for three of the poles if the Town pays for the other four. That means seven new black metal poles will be erected. The five concrete poles that will be removed can be taken elsewhere. He also recommended to put a third concrete pole 16 feet high at the Depot Plaza. There are currently two lights up there and the dental area, he said, is dark. He said his staff reminded him that the 12-foot pole by Town Hall has been hit several times. If a taller pole was put there, the Town would make good use of the existing poles. He said Bobby Stott reminded him that the seven concrete poles have name tags of who purchased them 27 years ago, so the recommendation is to transfer those names onto the new poles. He reported it should take around 4-6 weeks to get the new black poles. The recommendations from Town Manager Fatland include the following:

1. Authorize \$35,000 to purchase seven lights on a cast iron pole
2. Accept a donation from Stott's Ford for \$5,480 for three poles
3. Approve general fund balance appropriation of \$30,000
4. Authorize street light donor plaques to transfer to new poles
5. Relocate one concrete pole to the Depot Plaza
6. Replace the 12-foot pole in front of Town Hall with a 16-foot pole

Mayor Peoples entertained a motion to adopt the recommendations as presented by the manager. Commissioner Morris so moved. The motion carried unanimously.

### **IX. DOWNTOWN/TDDA UPDATE**

Assistant Town Manager/Planning Director Daniels reported the following:

- The chili cook-off which took place on the last Fourth Friday (2/28/25) raised \$1,675 for the Tryon Fire Alliance; over 300 people participated to sample 17 different types of chilies; it was bigger than the previous year and he hopes to keep expanding the event.
- Holler and Crow will be on the Plaza for Fourth Friday on March 28<sup>th</sup>.
- Tryon April Fool's Day is March 29<sup>th</sup>; the parade kicks off at noon and the outhouse race is immediately after; Trashion Show will take place in front of the clock tower after the outhouse race.
- Last week, Lourdes and Tim attended the North Carolina Main Street Conference in Mooresville along with TDDA board members Denny Crowe, Harriet Hudson, Tanisha Akinloye and

Commissioner Julie Lambakis. He reported it was a great event that had a lot of valuable resource information and everyone came away energized with some fresh, new, and proven ideas from other areas around North Carolina.

Commissioner Morris asked what his biggest takeaway was. He said there were a lot of discussions about gardens in parks but he focused on activities for teenagers since he believes there is not much for teenagers to do in Tryon.

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

Assistant Town Manager/Planning Director Daniels reported that the hearing for 160 Cleveland took place recently, and the owner said he can get it up to code for less than 50% of the cost, but Mr. Siler and himself plan to coordinate with the county building inspector to evaluate that claim. The order to obey will be sent out on Thursday 3/20/25, and the owner will have 90 days to complete the work. If the work is not complete, Daniels said he made it clear that on the 91<sup>st</sup> day, the trucks will be there and ready to demolish the building.

#### **XI. TOWN MANAGER REPORT**

Town Manager Fatland reported the following:

- A phenomenal amount of work is taking place at Harmon Field by the Army Corps. Harmon Field Superintendent Gordon coordinated with Public Information Officer Siler to prepare a lunch to thank them for all their hard work. The Kiwanis club agreed to sponsor and pay for the entire lunch.
- The Fire Department did a phenomenal job containing the fire along with County Emergency Management, and Forestry. He turned it over to Fire Chief Walton.

Fire Chief Walton reported that at approximately 1:30 on Saturday, a powerline came down and sparked a brush fire. One of his members, Daniel Walker, immediately reported that the fire was moving fast up the mountain. In summary, the fire burned 619 acres, zero homes were lost, a handful of homes were damaged but are repairable, no vehicles were lost, and one injury was reported—a broken pinky finger by one of the volunteer firemen. The fire was contained in three and a half days. He reported that a similar fire back in 2006 or 2007 spanning 462 acres took two and a half weeks to contain. For the current fire, he had departments from South Carolina as far as Fountain Inn, Greenville County, Rutherford, Henderson, Buncombe, and Transylvania Counties. He contacted OSFM and sent out a task force request throughout the event which brought even more departments out to help. In Tryon off US Highway 176, the only building that was damaged was the old Valhalla Weavers, but the fire was extinguished by the Tryon Fire Department before it burned the building down. On the Saluda side, three homes on Hanging Rock Rd were lost and two were lost on Ocean View. Chief Walton thanked everyone who made donations, and he thanked the Tryon Police Department. Applause followed.

#### **XII. COUNCIL/MAYOR REPORT**

Commissioner Crowell thanked the Fire Department for their hard work and said Harmon Field is looking good. He also thanked the citizens who attended the meeting and the Town staff.

Commissioner Morris thanked everyone.

Commissioner Lambakis thanked the Fire Department for everything they accomplished as well as the Police Department for getting alerts out to keep people informed.

Mayor Pro Tem Crowe thanked everyone and expressed his gratitude towards all of the Town staff.

Mayor Peoples agreed with the Commissioners which he expressed is why he loves Tryon.

### **XIII. CITIZEN COMMENTS & RESPONSES**

Hearing none, Mayor Peoples continued to the next item on the agenda.

### **XIV. CONTINUE TOWN BOARD MEETING TO WEDNESDAY 03/26/2025 at 5:30PM**

Mayor Peoples made a motion to recess and continue the meeting on Wednesday, the 26<sup>th</sup> of March, 2025 at 5:30 p.m. Commissioner Lambakis so moved. The motion carried unanimously.

### **XV. CONTRACT AWARD FOR HIDDEN HILL, OAK STREET, AND MARKHAM/GRADY SEWER REHAB PROJECT**

### **XVI. CLOSED SESSIONS: LITIGATION 143-311(a)(3). POTENTIAL LITIGATION 143-311(a)(3), and PROPERTY ACQUISITION 143-318-11(5)**

**TOWN OF TRYON  
BOARD OF COMMISSIONERS  
TRYON TOWN HALL – MCCOWN MEETING ROOM  
March 26, 2025 5:30 PM**

**CONTINUED MEETING**

**I. CALL TO ORDER**

Mayor Peoples called the continued meeting to order.

**II. CONTRACT AWARD FOR FY24 WASTERWATER SYSTEM IMPROVEMENT**

Town Manager Jim Fatland stated that the bid for the sewer rehab project for Hidden Hill, Oak Street and Grady/Markham came in at a total of \$1,384,278.56 which was under budget. The lowest responsible bidder was Double R Utilities, Inc. A special shoutout was given to State Senator Tim Moffitt and House Member Jake Johnson for all of their hard work and help securing funds. The contract will have to go to the state for their final approval. Commissioner Morris brought up why the plan was tentative and the qualifications of the engineer. Town Manager confirmed that the State cannot make the bid final until our Board approves. He also confirmed that Summitt Engineering did due diligence and made sure that Double R is fiscally sound, etc. Commissioner Morris asked for further explanation regarding the bidding processing. Mr. Fatland explained that Summitt posted the contract and plans were asked for from firms, but at the end only one bidder. The amount of ARP funds available has caused engineers to be stretched thin. Mayor Peoples confirmed that lately unless projects were large engineers didn't want to bid. Mr. Fatland concluded that the water and sewer structure needs significant improvement and the Town will need to continue to address that. Mayor Peoples called for a motion to adopt and Commissioner Morris so moved. The motion passed unanimously.

**III. BIG GUNS COFFEE**

Commissioner Crowell brought up Big Guns Coffee and the effects their roasting operations have had on the Town. A motion was made to give 30 days to find a new space. Motion did not receive a second. Attorney William Morgan advised that since the operations were against local ordinances Tim Daniels would need to give notice and then the action could be appealed. T. Shane, owner/operator of Big Guns Coffee, acknowledged the smell/sound the roasting was causing; however, he was more upset regarding the lack of communication over the last two weeks. He did state he wasn't aware that he needed to go to Tim Daniels regarding the matter. T. Shane also stated that the Town had given him a hard time over

multiple issues before such as his name and awning. He wishes that people would have come to him and would've explained that it was short lived and be over with by April 4. Commissioner Crowell stated that no one had informed council of that deadline. Council said there were ok with the April 4 deadline. There was much back and forth regarding the roasting operations and the impact on the Town and the possibility of moving the operations out of the business district. T. Shane stated he would not look to move elsewhere because he did not want to skip out on his lease. Commissioner Morris brought up the possibility of continued prolonged roasting after the April 4<sup>th</sup> deadline. She felt it would be a non issue if it would stop after that, but considering business growth it seems logical that it would continue. T. Shane acknowledged that he made a business decision to fulfill the order and didn't go through the proper channels. He feels the solution may be to keep the café in Town and move the roaster. Mayor Peoples stated as he had several times that T Shane, Tim Daniels and the Town Attorney all need to sit down together and come up with a solution. Mayor Peoples entertained a motion to go into closed session. Commissioner Lambakis so moved and the motion carried.

#### **IV. CLOSED SESSION**