





Manager Fatland was pleased to report that the Town received their first FEMA reimbursement check on May 1 with more payments scheduled to come. The bad news is regarding the State's cash flow loan program. The Town qualifies for \$1.4 million; however the State has decided that each request will only get 11.72% which equals about \$164,000. It would basically be a one shot loan because of how expensive some of the project at Harmon Field are. The hope is to continue to get estimates in and use money from facilities that cannot be rebuilt to fund other projects. The main concern is creating a cash flow issue for the Town which Manager Fatland wants to avoid. Manager Fatland asked for approval to submit for Round 2 of the cash flow loan. Commissioner Crowe so moved and motion passed unanimously.

#### **VII. PURCHASE OF NEW SIDE ARM MOWER**

The Town had approved purchase of a side arm mower in the Fall; however, due to supply chain issues it was not ready. The mower is scheduled to be delivered in the next 30 days barring any setbacks. Manager Fatland is seeking to finance the purchase through the LGC for 10 years using the Powell Bill. Commissioner Crowell so moved and motion passed unanimously.

#### **VIII. BUDGET AMENDMENT NO 5**

A fifth budget amendment is needed for the Town for four funds; general, powell bill, fire and water/sewer. The administration department had insurance improperly allocated to it while the powell bill is for the mower. The fire department had a motor blow and needed funds as well as additional funding for the water sewer fund. Commissioner Lambakis moved to adopt the budget amendment and the motion passed unanimously.

#### **XI. STATE REVOLVING LOANS**

Manager Fatland originally presented this option after the budget amendment and prior to agenda item 9. The Town has paid off their interconnect loan with Columbus and Saluda. There were additional proceeds in the amount of \$603,140 due to appropriations made possible by NC House Member Jake Johnson. Fatland would like to take this money to pay down the loan on the water plant. Commissioner Crowell so moved and the motion passed unanimously.

#### **IX. SALES AND PURCHASE OF FIRE ARMS**

Police Chief Scott Holt stated that the department currently has 10 shot guns, five from the 1990s and five from 2020. These shot guns are currently either inoperable or unreliable for the officers to use. Butlers, a gun store in Forest City, has offered to purchase the firearms for \$3,000. Chief Holt would like to use the money from the sale to purchase 6 new shot guns for the department at a cost of \$2,814.00. Mayor Peoples spoke to the need of reliable weapons. Commissioner Morris wanted to ensure that multiple

quotes were sought which Chief Holt confirmed. Commissioner Lambakis so moved and the motion passed unanimously.

#### **X. REPLACEMENT OF SEWER PLANT BAR SCREENS**

The Town's sewer plant was built in 1969 and while it is still operation there are many repairs that need done. A few years ago after an injury additional safety measures were put in place; however the equipment is needed. The Town would like to purchase a new bar screen for \$96,000. The lead time for this item is around 9 months so we would like permission to go ahead and purchase. Manager Fatland reminded council that the current AIA mapping projects should help the Town have better chances of obtaining grants. Commissioner Crowell so moved and motion passed unanimously.

#### **XII. PRESENTATION OF PROPOSED FY26 BUDGET**

Manager Fatland presented the board with the FY25-26 budget. He highlighted the addition of a cemetery fund this year. There are times when donations are made and that money can now go into its own fund. Additional benefits are a 2.5% COLA and 2.5% 401k match up from 2%. Manager Fatland addressed the need for implementing a safety program and increasing on call pay. He wanted to tank the new committees for helping to make improvements. A proposal of 5% Water and sewer rates, \$1 increases for sanitation and 2.5 cent for taxes. Mayor Peoples thanked Fatland for all of his time and knowledge that he brings to the table.

#### **XIII. BOARD APPOINTMENTS**

The Town received applications to three boards/committees; Parks, Planning and Tourism. Dick Perlmutter was appointed to the Parks Committee. Jennifer Matthews was appointed to the Tourism Board with her term starting July 1, 2025. Julia Williams was appointed to the Board of Planning and Adjustment. All three were appointed unanimously via motion by Commissioner Crowell.

#### **VI. SPECIAL PRESENTATION**

Interim Fire Chief Josh Connell presented a plaque to Buck's Pizza and All Good Things Bakery for their devotion to the Town during Hurricane Helene and the recent wildfires. The support they provide for our community is invaluable. Chief Connell also wanted to thank the Tryon Coffeehouse for their support as well.

#### **XIV. MINIMUM HOUSING/PLANNING/TDDA**

Assistant Town Manager Tim Daniels provided an update to Council. He stated the need for updated AV equipment to improve the quality of the meetings for the public viewing at home. The meeting of the Historical Preservation Committee was postponed due to a lack of quorum by the Planning Board. They anticipate having a meeting the following month to present their designation package and have a recommendation for Council. The Foothills Regional Commission will be present at the upcoming

Fourth Friday. The drone work for the Parking Study has been completed. Steven Siler has been assisting with property inspection in regard to minimum housing.

Steven Siler stated that there were four properties to be discussed. 800 E Howard is scheduled for a perimeter survey the following day to determine livability. The second property is 375 Jackson St which falls into the ETJ. Due to this the matter goes to the county and Polk County does not have a minimum housing standard. The third property is 112 Jackson St. Ext. is an abandoned house with several deficiencies which were reported to the homeowner via a letter. The final property is 160 Cleveland St. The property owner was notified April 10 and he has 90 days to rectify and received a Certificate of Occupancy. Commissioner Morris asked how houses get on that list. Siler stated that a report is filed, followed by a perimeter inspection with obvious deficiencies notated. After that it is reviewed by the Planning Board and then letters are sent. The process is very length and by the book. Commissioner Morris asked about surrounding property and Siler responded that it would fall under a nuisance report.

Downtown Development Director Lourdes Gutierrez stated that this Friday was Community Helpers at Fourth Fridays. Organizations such as Historical Preservation, TFAC, Tryon Arts and Crafts, TDDA, and Lanier Library would be at the Plaza. June will be Global Food Fest at Fourth Friday which was really popular last year. There were several ribbon cuttings this month including Monica Stevenson, Missi and Co, Fortunate Finds and Livery Pour house. On June 6 there will be a mingle session. Expressed thanks to council for supporting the ribbon cuttings. The uplighting project is halfway done with plans to resume once the weather cooperates. The Rogers Park bathroom sign has also been updated.

Tracy Daniels from Tourism spoke about a Summer event called 25 in 2025. This initiative includes encouraging residents and tourists to spend \$25 each month of summer at local businesses. They also plan to team up with TDDA to market the event and utilize social media to promote downtown. Other plans include a Pour Tour with both alcoholic and non alcoholic beverages.

#### **XV. DEPOT STREET CLOSURE JUNE 29, 2025**

Mirrorball Gallery is requesting a street closure on June 29, 2025 from 11:00 to 7:00pm for a Pride Event and Vendor market. They expect around 150-200 people. Gabby and Ryan from Back Ally are helping to secure vendors. Commissioner Lambakis so moved and motion passed unanimously.

#### **XVI. TOWN MANAGER REPORT**

Manager Fatland stated that when he came back to Tryon in 2023 it was suppose to be for a few weeks with the possibility of staying longer. His contract ends August 31, 2025 and he will let council know at their next meeting of his intentions. Mayor Peoples stated that no one wants to see Jim go. Manager Fatland pointed out that his brother is currently ill so that would have some determination.

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

Commissioner Lambakis brought up two recent NC General Assembly bills. These bills seek to take away decision making from the Town. Columbus and other surrounding towns have signed resolutions in

opposition. Mayor Peoples stated that we currently have an ETJ and this bill would seek to take that away. Commissioner Morris was glad this issue was brought up because managed growth is fine; however, it is important that the Planning Board retains the ability to make decisions for the citizens. Attorney Morgan stated that the Bills had several points such as 4 houses per acre, no street design standards, parking authority and destroys bill 160D. A motion was made by Commissioner Morris for the Town to sign a resolution in opposition and the motion passed unanimously.

Commissioner Crowell brought up the path with Woodland park and trying to get everything surveyed to move forward with that project. All other Commissioners wanted to express their gratitude to the Town and their staff for all they work they do.

### **XVIII. CITIZENS COMMENTS AND RESPONSES**

No citizen comment was made. Mayor Peoples entertained a motion to go into Closed Session.

### **XIX. CLOSED SESSIONS: LITIGATION 143.318.11 (5) POTENTIAL LITIGATION 143.318.11 (1)**