

MINUTES OF THE HARMON FIELD BOARD OF SUPERVISORS MEETING
Tuesday, January 7, 2024

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

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

Board Members Absent: Vice-Chairman Lynn Cromer

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

Approve Minutes from December 3, 2024 regular meeting

The Minutes from the December 3, 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 December 3, 2024 as presented. Sloan seconded the motion. Motion was approved by a vote of 4 to 0.

Approve Financial Report for December 2024

The December 2024 Harmon Field financial report was reviewed. According to the report, Harmon Field had received \$229,078.55 (53.44% of the amended FY 2024-2025 budgeted revenues). Total Operating Expenditures were \$148,218.51 (46.02% of the amended FY 2024-2025 budgeted operating expenditures) and Capital Expenditures totaled \$30,373.30 (28.51% of the amended FY 2024-2025 budgeted capital expenditures). Total Expenditures were \$178,591.81 (41.67% of the amended FY 2024-2025 budgeted total expenditures).

Gordon stated that the budget amendment for decreased Usage Revenue due to facility damages from Tropical Storm Helene had not yet been done but was in process. Gordon reported that a special fund had been set up by the Town of Tryon, apart from the Harmon Field Fund, to handle payments for storm damage repairs at Harmon Field. Gordon stated that the repairs to damaged Harmon Field mowers would be charged to this special fund. While the mowers were out of commission, contracted mowing service would cost \$5,000. The Board asked what would happen if FEMA funding did not cover all the recovery costs and who would pay the remaining costs? Would Harmon Field Fund pay or would Town of Tryon pay? So far, payments from the special fund had been made for ServPro building cleaning services and gym parking lot cleanup. The cleanup contract would not include the tipping fees for storm debris and dirt taken to the landfill. Board members were also concerned that bids for cleaning services had not been reviewed or approved by the Harmon Field Board in order to expedite the cleanup process. Covil stated that he was not willing to raise Harmon Field special district tax to cover storm repair costs. The Board asked for clarification regarding whether the special fund was a loan that would have to be paid back by

Harmon Field if FEMA funding was insufficient to cover the special fund expenditures in full. The Board also asked for more communication to better understand the approval process for cleanup contracts. Gordon reported that he and Town Manager Fatland had been meeting weekly with FEMA representatives to discuss the Harmon Field recovery process. The Board asked if FEMA would be restoring the riverbed and banks. Gordon responded that his understanding was that the US Army Corps of Engineers would be handling any river restorations.

Miner made a motion to approve the December 2024 financial report as presented. Sloan seconded the motion. Motion was approved by a vote of 4 to 0.

Update on Storm Damage & Cleanup

Harmon Field Park Superintendent Gordon went over points related to storm recovery from his printed report for January 2025.

- Tryon Board of Commissioners had approved for Jones Land Service to do the cleanup at Harmon Field. This would include mud, sand and silt removal along with removal of metal, construction debris and wood debris. The contract would not include tipping fees. Three bids had been received for this contract and the selected contractor would provide a turn-key cleanup. The contractor would work with Harmon Field staff to accommodate reseeding grassy areas and moving safety fencing as needed so small projects could be addressed as soon as each area was cleaned to expedite the recovery process. Gordon thanked the three contractors who submitted bids for the park cleanup. They all seemed to have the common purpose to get the park cleaned and restored. Jones Land Service would start the cleanup at the playground area of the park, then move towards the walking track, then to the open-air gym and field behind the old school building. Once those areas were finished, Jones Land Service would move to "Hog Heaven" and equestrian areas as needed. This schedule would help the process move forward with rebuild as needed.
- Gordon would work on getting estimates to fix baseball field A (Dallara Field), the soccer fields, and equestrian warm-up rings and work closely with contractors to fix the cabin and fieldhouse restrooms.
- Staff would be getting an engineer to look at the bridge across Pacolet River linking gym parking lot to "Hog Heaven" because the riverbank was eroding and getting close to taking out part of the walking path and making the bridge access unsafe. Gordon spoke with Warren Eadus of Quibble Engineering who offered to ask his company for a referral contact for an engineer to look at the riverbank problem at the bridge.
- Gordon would be working with Town Manager Fatland, the Harmon Field Board of Supervisors and landscape architect Mark Byington to figure out the next steps regarding the playground and the screen porch.
- Carolina Geospatial PLLC was hired to provide an elevation certificate for the open-air gym project, the cabin and fieldhouse restrooms to comply with County building code and FEMA requirements during the rebuild. Carolina Geospatial PLLC also did elevation points on the Harmon Field property to help guide staff in

fixing electrical boxes and panels throughout the park as needed. Electrical hookups in Hog Heaven would also have to be elevated. Pros and cons of removing some or all of the electrical and/or water hookups at Hog Heaven were discussed briefly. Because the 12 water hookups and the more than 12 electrical hookups were rarely used, mostly for RVs at multi-day horseshows, Gordon recommended removing Hog Heaven hookups and not reinstalling them.

Gordon reported he met with County Planner Cathy Ruth regarding changes coming to flood plain maps and hoped to complete Harmon Field's restoration plan before those changes would take effect. Gordon showed the Board the large notebook with notes from FEMA weekly meetings and scope of work documentation and Gordon also had a computer program to track each part of the restoration project. Gordon reported the soil contamination tests came back within allowed limits so no special handling would be needed. FEMA required that soil removed had to be taken to an approved site in compliance with FEMA's archeological and historic preservation review requirements. The site at Tryon Sewer Plant had to be approved by FEMA before brush and tree debris could be transported there. Each part of the restoration project had to comply with all FEMA requirements in order to qualify for funding. The estimated time to process the FEMA reimbursement was 6 to 8 months. Recently passed Federal legislation to allocate funds for western NC recovery was expected to speed up the process. Covil asked for information on the contractor bids for the dirt cleanup project. Gordon reported that three bids were submitted, \$181,800, \$170,600, and \$150,000. All three bidders proposed to complete the cleanup within four weeks. Bids did not include tipping fees. Gordon explained that the bid of \$170,600 was selected because the bidder would be doing grading as well as dirt removal and would work with staff to expedite the process, using smaller equipment that would clean out the tighter spaces around the park better with less collateral damage to the playing fields. After the dirt removal, Gordon would check for hidden damage to add to the FEMA report before the 60-day deadline.

Gordon reported that the equestrian barn 1, with 25 stalls, was safe to use, but barn 2 was too unstable. Only one barn, two small rings and one middle ring were usable now and there was limited parking for trailers, especially with soccer season opening in the spring. Gordon feared that even one-day shows would lose money under the current conditions. Gordon would contact the Carolina Schooling Series horseshow coordinator Freda Jessen with the conditions that only one barn and the smaller show rings were usable and all trailers would have to park within the equestrian area with no trailer parking allowed at the gym or hog heaven areas.

Gordon and Fatland had spoken with the Polk County Recreation/YMCA soccer coordinator regarding facilities for the Spring soccer season. The river soccer field was unusable and only one soccer field was currently available for use. Watson asked who owned the soccer goals at Harmon Field that were washed away in the flood, Harmon Field or Polk Rec/YMCA? Gordon would research ownership of the lost goals. The lost goals were already in the FEMA report. Gordon spoke with Kirby Cup Soccer Camp coordinator George Alley who suggested that Polk County Community Foundation

might provide grant funding for new goals. Polk Rec/YMCA had offered to provide materials and equipment. It was noted that Ziglar Field had four rusty metal soccer goals that belonged to the Town of Tryon. The Board recommended allowing Polk Rec/YMCA to use the playable fields (one baseball field closest to main gate and the soccer field in the oval track) at the contract rate of \$100 per field per day with limits.

Gordon recommended holding off on taking any facility reservations at Harmon Field until after June 30, 2025. Gordon asked the Board to review the conditions and make a decision at the February meeting regarding when to open facilities for reservations in 2025.

Park Superintendent's Report

Harmon Field Park Superintendent Gordon briefly went over his printed report for January 2025.

- The Harmon Field maintenance crews worked with Town of Tryon crews to set up Christmas decorations and string lights downtown.
- Gordon and Kenneth Arrowood did an electrical check of Rogers Park for Public Works Supervisor McCool and for FEMA and helped string holiday lights at Rogers Park.
- Harmon Field Staff were helping the Tryon Streets Department with the Rogers Park restrooms that were open to the public, cleaning them twice a week and restocking as needed.
- Brenden Sproule worked on all the equestrian flower boxes and jump cups getting them painted and fixed as needed.
- Harmon Field staff helped take down Christmas decorations at Harmon Field and downtown.
- Harmon Field staff were helping Tryon Street Department with leaf pickup as needed and assisting Tryon Sanitation Department as needed.

Update on Open-Air Gym

Gordon reported he spoke to Derek Champion, the gym project contractor, before Christmas and told Champion that Harmon Field was getting elevation certificates for the open-air gym. Gordon, Public Works Director Greg McCool and Town Manager Fatland would meet with Champion when the elevation certificates were in hand to discuss expectations moving forward and any changes in the project that needed to be made. A change order was made to use commercial steel doors for the gym project instead of wooden doors to resist damage from future flood events and appliances might have to be elevated. Possibility of a retaining wall to prevent future floods from entering the gym was discussed. Architect John Walter reviewed the retaining wall proposal and stated that the retaining wall would not prevent flooding of the gym.

Other

Equestrian Facility Recovery – Gordon reported that Lewis Pack had stated that he could find bookings for the Harmon Field equestrian facility. However, staff support for the one-day shows on weekends would not be available. The one-day show coordinators would have to contract for ring dragging, watering and manure removal. Harmon Field staff would only be responsible for trash removal after the show during the work-week. Gordon asked if Pack could develop a list of recommended contractors to provide the show day services for the one-day show coordinators to use for reference. Covil stated that he wanted a real commitment for 3-day shows at Harmon Field with confirmed show dates. If equestrian donations were not sufficient, Gordon and Lewis Pack had discussed possible fundraising events to restore the Harmon Field equestrian facility, such as one-day horseshow, live band with sponsors, concessions, or a BBQ festival.

Next Meeting Date

The next meeting was scheduled for Tuesday, February 4, 2025, 5:30 pm at Tryon Town Hall, McCown Council Meeting Room.

Adjourn

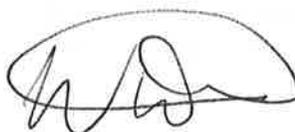
Miner made a motion to adjourn. Motion was seconded by Covil and approved unanimously. Meeting was adjourned by Chairman Watson at 6:40 pm.

Submitted By:

Approved:



Rick Covil
Secretary-Treasurer



Warren Watson
Chairman