

MINUTES OF THE HARMON FIELD BOARD OF SUPERVISORS MEETING
Tuesday, October 7, 2025

Chairman Warren Watson called the Harmon Field Board of Supervisors meeting to order at 6:00 PM at the Tryon Town Hall, McCown Room.

Board Members Present: Chairman Warren Watson; Secretary-Treasurer Rick Covil; Steve Sloan; Stephen Nelon; and Jessica Glasscock

Board Members Absent: None

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

Approve Minutes from September 18, 2025 Regular Meeting

The Minutes from the September 18, 2025 regular meeting were reviewed. Nelon made a motion to approve the September 18, 2025 regular meeting minutes as presented. Glasscock seconded the motion. Motion was approved by a vote to 5 to 0.

Approve Financial Reports for August and September 2025

The August 2025 Harmon Field financial report as of August 31, 2025 was reviewed. According to the report, Total Revenues were \$166,534.77 (50.03% of budgeted amount). Total Operating Expenditures were \$48,079.09 (14.68% of budgeted amount). Total Capital Expenditures were \$445.38 (8.25% of budgeted amount). Total Expenditures were \$48,524.47 (14.58% of budgeted amount). Ending (pre-audit) Fund Balance was \$218,977.30.

The September 2025 Harmon Field financial report as of September 30, 2025 was reviewed. According to the report, Total Revenues were \$202,182.47 (73.79% of budgeted amount). Total Operating Expenditures were \$74,501.09 (22.75% of budgeted amount). Total Capital Expenditures were \$1,336.14 (24.74% of budgeted amount). Total Expenditures were \$75,837.23 (22.78% of budgeted amount). Ending (pre-audit) Fund Balance was \$227,956.98.

Fatland stated he would be submitting an invoice to Polk County for the \$45,000 lump sum support payment for Harmon Field promised in lieu of increasing the Harmon Field tax district rate by one-cent for Fiscal Year 2025-2026. At the September 17, 2025 meeting, the Harmon Field Board of Supervisors requested information on the equestrian facility revenues and expenditures prior to approving the August 2025 financial report. Fatland provided a summary of revenues to date from the Harmon Field equestrian facility horse shows, approximately \$24,000 net profit since Harmon Field took over operation of the equestrian facility from Blue Ridge Hunter Jumper Association (BRHJA) until the facility was closed due to the flood damage from Tropical Storm Helene. \$8,000 of those funds had been budgeted to be used during Fiscal Year 2025-2026 for Harmon Field equestrian facility repairs and maintenance. To-Date, \$6,600 of that amount had been spent on replacement of fencing of one of the show rings (\$6,000), landfill expense to dispose of construction debris (\$500), and fence paint (\$100). Fatland explained that moving equestrian operational funds from the prior fiscal year required Board action to take funds from Harmon Field fund balance.

Nelon made a motion to approve the August and September 2025 Harmon Field financial reports as presented. Sloan seconded the motion. Motion was approved by a vote of 5 to 0.

Park Status Update/Park Superintendent Report

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

Staff & Operations Update

- Congratulations to Damon Stafford for successfully passing both the Lawn and Ornamental Pest Management Exam and the North Carolina Core Exam.
- **Grounds Maintenance-**
 - This week, staff would begin trimming limbs and bushes and mulching tree rings throughout the park
- **Park Improvements & Projects**
 - A replacement gazebo was ordered for the area near the small picnic shed.
 - The rain garden areas had been scheduled for maintenance
 - Staff were currently working with FEMA Consultant Carlos Arredondo to select the right contractor for both the asphalt walking path and the equestrian area gravel road.
 - Once these projects were completed, the only remaining FEMA-related items would be the 428 Project and the Contents Project.
- **Equestrian Area Updates**
 - Paint was purchased for the new show ring fence on the equestrian side of the park.
 - Repairs were underway for the equestrian area sound box that was previously mounted to the fence.
- **Open Air Gym**
 - The only remaining task was the exterior painting
 - The interior work was still under discussion and would be addressed at upcoming meetings.

Chairman Watson asked how the flood impacted Tryon Arts & Crafts School equipment stored in the gym room project area. Tryon Arts & Crafts School (TACS) Director Will Barclift reported that TACS received a grant to replace the furniture and equipment lost in the flooded gym room.

FEMA Consultant Presentation

Carlos Arredondo of Rosten Solutions had been hired by the Town of Tryon to assist with Federal Emergency Management Agency (FEMA) Tropical Storm Helene mitigation funds applications for the Town and Harmon Field. Arredondo presented an update on the status of the applications. Arredondo reported that the majority of the Town of Tryon's storm damage occurred at Harmon Field. Arredondo briefly explained the FEMA reimbursement policy and the multiple step approval process that created delays in reimbursement. The applicant had to spend the money on repairs, send documentation on the expenditures and wait to be reimbursed after receiving approval by FEMA and the North Carolina state officials. The Department of Homeland Security also had to approve some expenditures. The procedures for approvals and reimbursements were being revised and Arredondo hoped the process would go faster with the new process.

The State of North Carolina had provided no interest loans to municipal governments for cash flow while waiting for FEMA reimbursements. Tryon had received three state loans and also the Tryon General Fund provided an initial loan to Harmon Field right after the storm. As FEMA reimburses the Town of Tryon/Harmon Field, the state loans and the loan from the General Fund to Harmon Field would be repaid. The Town of Tryon/Harmon Field now had money in hand to complete the FEMA recovery repairs (\$1,018,682.68). Harmon Field's part of the Town of Tryon's total was \$692,088.66. Initially, during the emergency period, FEMA paid 100% of the cleanup/recovery cost, but after the emergency period, FEMA would reimburse 90% and the

state/local governments would pay 10%. The State of North Carolina would be covering some of the local share.

Prior records were required to determine the value of the destroyed and damaged facilities. The 428 Project allowed reallocation of the FEMA funds for destroyed facilities to be applied to another eligible facility. Renovation of the community center building at Harmon Field was expected to qualify as an eligible facility. The 428 Project application for funds redirection had been requested in a letter and we were waiting for approval by FEMA. In the 428 Project application, the applicant did not have to explain why initially and combining the 11 facilities to be included into a single 428 Project application would make the approval process faster. The eligible facility being outside the flood zone was a strong point in favor of approving redirecting funds to the Harmon Field community center building. In the Harmon Field equestrian area, one horseshow ring, a round pen, horseshow office and barns 3 and 4 near the river were currently included in the 428 Project application. Items in the 428 Project application could be removed, but that would delay the final approval of the 428 Project application because of the change. The 428 Project application would not include demolition costs, it only included repair estimate for structures not completely destroyed (i.e. cabin, field house, horseshow office and barns 3 & 4) and replacement cost for structures completely destroyed (i.e. board walk and screened picnic shed). For damaged structures still standing, the applicant had to convince FEMA that repair was not possible to get the replacement value amount for redirecting funds. A 50:50 analysis had to be done for structures not completely destroyed. 50:50 analysis involved showing 50% of repair cost exceeded 50% cost to replace as is. If replacement was approved by FEMA, the applicant would get cost to replace with current code and ADA compliance and require architectural design for the project. Arredondo was trying to keep unreimbursed soft costs for estimates and designs to a minimum. For any structures repaired or rebuilt in the flood zone, FEMA might require mitigation design to prevent future flood damage. Arredondo was working to maximize funding for the county and municipal governments. The county and municipal governments would decide how to handle the repairs, etc. Arredondo went over tables in handouts showing the project elements and status of requested funds. Contents-only damages were delayed due to difficulty finding qualified mechanics with time to check the tractors, trucks, etc. and provided estimates on the damages caused by the flood. A letter had been submitted to the State for an "improved project" for permission to purchase equipment similar to the damaged equipment but better suited to the public need. Under the "Small Projects" program, the applicant had to be sure the purchased equipment would be in compliance with the small project guidelines. If not, the State could ask for details on the purchases and ask for repayment of surplus. Local government might be able to keep any surplus, but must document everything to qualify for this benefit. Project records should be kept at least 3 to 4 years for audit purposes. For the 428 Project elements, no repairs could be initiated on any of the listed facilities or they would no longer qualify for the 428 Project guidelines. Arredondo stated that it would probably not be possible to add any items to the 428 Project application more than 12 months after the event.

Arredondo summarized that we had obligated approximately 50% within 12 months of the emergency incident with elements that were fairly easy to validate. Once FEMA approval was received and obligated, 90% was sent to the State to disburse to the recipient – under the 90:10 guideline. The recipient had to provide procurement policy documentation and payment/invoice documentation to the State for disbursement of the funds to the recipient. FEMA funds had to be used within 18 months of the disaster event. However, extensions could be requested before the deadline occurred. FEMA's goal was to close the disaster recovery as soon as possible to release unused funds for other disaster events.

Arredondo informed the Board that a CDBG-DR Grant Program through the US Department of Commerce through the Foothills Regional Commissions would be considering grants for projects for housing, revitalization and community development in the affected counties in North Carolina and that program might provide funding for recreational facilities, such as renovations for the Harmon Field tennis courts. Public meetings would be scheduled later in October to discuss community development needs. Fatland had recommended that the Tryon Board of Commissioners participate in the CDBG-DR program and Arredondo would send info on this grant program to the Harmon Field Board of Supervisors members for review.

Arredondo stated he was willing to answer any questions about the FEMA process as needed. Watson made a motion to approve the 428 Project application list as presented with no changes. Nelson seconded the motion. Motion was approved by a vote of 5 to 0.

Other

- **Equestrian Area Deed Restriction** – The question of whether a deed restriction was placed on Harmon Field's equestrian facility at the time the hedge ring was demolished and the equestrian facility was relocated to the west end of the park was raised. No documentation of such a deed restriction had been found in the Town of Tryon's property records. Watson supported using the part of the equestrian area near the river for multi-use. It could be used for horseshow parking for smaller shows but could have other uses when there were no horseshows scheduled. Blue Ridge Hunter Jumper Association (BRHJA) had asked for assurances that the equestrian area would remain available for equestrian use when they raised money for major renovations of the facility in 2002. However, in later years, ongoing maintenance and renovations were inconsistent and the facility condition deteriorated. Without continuing sponsorships and long-term commitments to fund maintenance and improvements, the equestrian area would need to be reduced in size to be sustainably maintained within Harmon Field's current budget constraints.
- **Tennis Backboard Relocation and Donation of New Tennis Nets** – Chairman Watson noted that currently the tennis backboard was located on the pickleball courts section of the facility. The tennis players would benefit if the backboard was moved to the tennis area. Watson asked Gordon if the backboard could be relocated to one of the tennis courts. Gordon informed the Board that a welder would need to help with the relocation since the backboard supports were welded to the metal fence. A group of tennis players had contacted Gordon regarding donation of three new high-quality tennis nets for the tennis courts. One of the current nets was also high-quality and could continue to be used on the fourth tennis court that was used for both tennis and pickleball as needed. Nelson made a motion to accept the donation of the new high-quality tennis nets. Glasscock seconded the motion. Motion was approved by a vote of 5 to 0.

Next Meeting Date

The next regular meeting was scheduled for Tuesday, November 4, 2025, 6:00 pm at Tryon Town Hall, McCown Room.

Adjourn

Nelon made a motion to adjourn. Sloan seconded the motion. Meeting was adjourned by Chairman Watson at 7:20 pm

Submitted By:

Approved:



**Rick Covil
Secretary-Treasurer**

**Warren Watson
Chairman**