

**TOWN OF TRYON  
BOARD OF COMMISSIONERS  
TRYON TOWN HALL – MCCOWN MEETING ROOM  
June 17, 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/Assist. Town Manager

Emily Dale, Town Clerk

Josh Connell, Interim Fire Chief

Scott Holt, Police Chief

William Morgan, Town Attorney

Mayor Peoples called the work session to order.

Items discussed:

1. A citizen brought up the appearance of the Town cemetery stating the need for the grounds to be maintained as well as the need to repair to headstones. Commissioner Morris asked about any possible tree work and the potential for any liability since the Town knows there are low lying limbs. Mayor Peoples mentioned that a tree company was used in the past and maybe we needed to get them back in. Commissioner Morris asked if new quotes could be obtained to address the issue.
2. The topic of public restrooms were discussed with the potential for places on depot or working with Conserving Carolina. The idea of a railcar was also mentioned.
3. Commissioner Crowell mentioned a faulty street light that needs address as well as provided an update on the surveying happening near Hidden House.
4. Commissioner Crowe mentioned that the Rails to Trails project is moving much quicker than originally planned. He also brought up the Flat Rock program regarding the kudzu growth

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

**TOWN OF TRYON  
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June 17, 2025 7:00 PM**

Present: Mayor J. Alan Peoples

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Commissioners Present: Bill Crowell, Tracie Morris, Julie Lambakis

Staff Present: Tim Daniels, Planning Director/Assist. Town Manager

Emily Dale, Town Clerk

Josh Connell, Interim Fire Chief

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**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 stated there were three updates to the agenda. The first being item 7b, Downtown Parking Study, 8a authorization of grant for Rogers park and 10b Street naming. Mayor Peoples entertained a motion to adopt, Mayor Pro Tem so moved and motion passed unanimously.

**V. CONSENT AGENDA**

Mayor Peoples asked for any additions, deletions or corrections to the Consent Agenda, hearing no he entertained a motion to adopt. Commissioner Morris so moved and motion carried.

**VI. HELENE DAMAGES AND RESTORATION**

Assistant Town Manager Tim Daniels stated that the Town is continuing to meet with the FEMA representative and are currently working on the barns and soccer field. Daniels stated that the Town has received \$288,00 in reimbursement so far and approved for an additional \$306,00. Purchase orders were signed for work on the culverts repair, Dellara Field, open air gym and the bridge repair. Commissioner Crowell asked about the status of the cabin. Daniels stated that new rules were in place regarding the availability of flood insurance pre and post Helene which were impacting the status of that project.

Town Clerk Emily Dale provided an update on the Cash Flow Loans with the State. The Town had received funds from Round 1 in the amount of \$164,466.91. Dale also stated that the State sent out an amendment to the Cash Flow Loan updating the payment terms. Instead of funds requiring immediate repayment if they were reimbursable through FEMA, organizations would be able to stick to the original 5 year interest free loan terms. Dale recommended that the Council pass a resolution authorizing the signing of the amendment. Commissioner Morris so moved and motion passed unanimously.

#### **VII. DOWNTOWN PARKING STUDY**

The Town had partnered with the Foothills Regional Commission to complete a downtown parking study. Alan Toney presented the study to council. The study consisted of drone footage, surveys for merchants and citizens, as well as, demographic information.

The study is attached with the minutes of this meeting. The highlights included the count of 719 parking spots currently. Citizens felt there was adequate parking within downtown with the only exception being the need for parking in more high demand areas. The merchants felt that parking was more inadequate with a lack of spaces close to their business. Improved signage and expanded lots were top vote getters from merchants on possible improvements.

Suggestions included designated parking spaces for different vehicles, such as large or compact vehicles, enforcement of parking limits, improve signage and areas with pedestrian interaction.

#### **VIII. PUBLIC HEARING ON PROPOSED FY26 BUDGET**

Mayor Peoples opened the public hearing on the Proposed FY26 budget for any questions or comments. Peoples stated that the meeting would recess until June 30 with the official vote taking place at that time. The Town is still waiting on changes from the state thus it was necessary to wait. A citizen questioned what was the Powel Bill fund. Mayor Peoples responded that it is the money the Town receives from the State to repair streets/sidewalks. He stated that the amount is based on population and is typically around \$80,000. No additional comments were made during the public hearing. Mayor Peoples then closed the public hearing.

### **IX. AUTHORIZE GRANT APPLICATIONS**

Town Clerk Dale stated the desire to apply for a grant with the Polk County Community Foundation to beautify the Tryon Cemetery. The Town has established a separate fund to keep money for the cemetery separate and these funds, if granted, would go there. A letter of intent was filled with PCCF for the Tryon Cemetery Beautification Project with an estimated cost of \$20,000, half of which would be through PCCF. Mr. Wood with PCCF informed the Town that this project would be grant eligible. Dale recommended the council approve filling the grant application. Commissioner Crowell so moved and the motion passed unanimously.

Assistant Town Manager Daniels stated the Town's desire to apply for two separate grants, both for Rogers Park. The first grant is for a free community event. The Parks committee had expressed their desire to host a 25<sup>th</sup> anniversary event. The second grant covers enhancements such as tables, chairs, mulch and benches. Commissioner Lambakis so moved to apply for the grants. Motion passed unanimously.

### **X. PAVING SCHOOL ST**

Town Clerk Dale stated that School St was in desperate need of paving. Andrew McCallister was essential in helping procure quotes for paving. Three quotes were obtained. The paving will be completed in three sections. The recommendation was to choose Tarheel paving with a bid of \$79,545 using funds from the Powell Bill. Paving is slated to be completed prior to school starting. Mayor Pro Tem Crowe moved and the motion passed.

### **XI. MINIMUM HOUSING/PLANNING**

Daniels stated that Steven Siler had been assisting him with minimum housing so he would be giving that portion of the update. Siler stated that the Town has been working on approaching homeowners whose houses may appear to be falling apart in the area of Peak and Markham Rd. Siler stated that letters have been sent; however, they are also trying to approach individuals to speak with them regarding the situation and that many have been receptive to securing their homes or ok the process to continue. Siler also stated that there had been complaints about 135 Lyle St. but that a local non profit had given a grant to the individual to clean up the property and place new trash receptacles. The homeowner, per Siler, suffers from a medical condition and Siler expressed the hope for the board to display understanding and to work with the individual.

### **XII. STREET NAMING**

Assistant Town Manager Daniels stated that an area behind the Nest is currently considered an alleyway but with residential departments being there the County has requested the area become a Street. The Town is recommending the Street be named Stringer Lane after Gail Stringer Lane and Scott Lane for all of their contributions to the Town. Commissioner Lambakis made a motion to approve and the motion passed unanimously.

### **XIII. TDDA UPDATE**

Assistant Town Manager Daniels stated that the next Fourth Friday was the annual food festival and encouraged individuals to sign up. TDDA also hosted a ribbon cutting for Mirrorball Gallery, Don Bigotes Mexican Restaurant, and Mountain Roots. Daniels thanked everyone who came out to support those. On July 11<sup>th</sup> there will be an afterhours mixer at Carri Bass photography. The annual meeting will be held on July 14<sup>th</sup> at Sunnydale. A citizen asked if the food fest was a fundraiser to which Daniels stated this event wasn't but other events are.

#### **XIV. STREET CLOSURE**

Town Clerk Dale requested a street closure of Depot Street on July 31 starting at 3:00pm for the Saluda Grade Trail signing. Commissioner Crowell made a motion. Motion passed unanimously.

#### **XV. ABC BOARD APPOINTMENT**

Town Clerk Dale had an ABC Board appointment for Paige Welch. Dale stated that the ABC Board had requested this be a two year term in order to create a stagger among members. Town Attorney Morgan was asked about the need to approve the term change. Town Clerk Dale stated that the board currently has members serving a variety of term lengths. Morgan stated that the terms needed to be in writing. Mayor Peoples asked if Town Clerk Dale provided Morgan with documentation could the board vote. Commissioner Lambakis so moved and the motion carried.

#### **XVI. DEPOT DECK**

Assistant Town Manager Daniels stated that the deck at the Depot is deteriorated and showing significant signs of wear. Street supervisor Chuck Sherbert attempted to procure bids for the project, but only one was received. During this time Sherbert completed his own assessment. The contractor estimate came in at \$14,500 and the in house estimate was \$5,617. Daniels stated the recommendation was to do it in house and have it completed by July 31. There was brief discussion about wood vs trex. The current deck is about 25 years old. Commissioner Morris inquired if the in house quote included labor and if so how many? Daniels stated the streets and sanitation departments had been combined so the work could be completed during regular working time without sacrificing town duties. Commissioner Morris expressed a desire to have fully loaded costs the next time an in house quote is submitted. Town Clerk Dale stated that she would obtain additional information for the Council and provide a more adequate quote. Commissioner Morris so moved and the motion passed.

#### **XVII. FY24-25 AUDIT CONTRACT**

Town Clerk Dale stated with the upcoming close of the fiscal year it was time to renew the audit contract. The same audit company as last year would be used, RH CPAs. Dale stated the contract was for \$39,150, \$8,000 of that was due to the need of a different audit because of the amount of money received in federal funding. Commissioner Crowell so moved and the motion passed.

**XVIII. TOWN MANAGER REPORT**

Daniels gave the Manager report and stated that the clock tower steps had been completed. Additionally, Grady Ave. and Markham Rd. sewer project had started. Some delays were caused by thick concrete, but other than that everything was going great. He reminded everyone that Council does not meet in July. Daniels also took a moment to thank all the town staff on for helping keep the lights on while Jim and himself attended to separate personal matters during the month.

**XIX. COUNCIL/MAYOR REPORT**

Commissioner Crowell asked if the side mower had been delivered yet. Town Clerk Dale responded that it was. He also thanked the staff and citizens. Commissioner Morris stated that the HR/Finance was continuing to meet and review some of the finance policies as well as tackle the handbook. Commissioner Lambakis thanks staff and citizens for coming out. Mayor Pro Tem had a special thank you for the Police and Fire chiefs for showing support at the Eastside Community meeting. Mayor Peoples stated that Manager Fatland was away to be with his brother and another staff member had lost a parent, but a huge thank you to everyone.

**XX. CITIZEN COMMENTS**

Citizen Anne Day stated she had a few matters she would talk to Tim about; however, she wanted to mention an incident at Harmon Field recently. She reached out to Harmon Field Supervisory, Brad Gordon, after she was made aware of the issue who got in touch with Police Chief Scott Holt and Interim Fire Chief Josh Connell and the issue was resolved. She was thankful that the graffiti at Harmon Field was taken care of quickly. Additionally, she wanted to thank Steven Siler and Chief Holt for their help with a matter in her neighborhood.

Mayor Peoples entertained a motion to go into closed session. Commissioner Lambakis so moved and the motion carried.

**XXI. CLOSED SESSION****XXII. MOTION TO RECESS TO JUNE 30, 2025**

Mayor Peoples entertained a motion to recess until June 30, 2025 at 10am. Commissioner Lambakis so moved and the motion carried.