

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL
MCCOWN ROOM
FEBRUARY 17, 2026
6:30 PM WORK SESSION**

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL
MCCOWN ROOM
AGENDA
FEBRUARY 17, 2026**

7:00PM

All items are for discussion and possible action

1. Call to Order-Mayor Peoples
2. Invocation
3. Pledge of Allegiance
4. Agenda Adoption-Mayor Peoples
5. Consent Agenda Adoption-Mayor Peoples
 - a. Tourism Board Minutes
 - b. Town Board Minutes
 - c. Harmon Field Board Minutes
 - d. Eastside Advisory Committee Minutes
 - e. Historic Preservation Commission Minutes
 - f. Tryon Trails Committee Minutes
 - g. Tax Reports
 - h. Financial Report for January 2026
 - i. Grant Status Report for January 2026
 - j. Police Department Monthly Report
 - k. Fire Department Monthly Report
6. Tropical Storm Helene Damages and Restoration at Harmon Field
 - a. Update-Jim Fatland/Tim Daniels
 - b. Contract Awards and Schedule-Jim Fatland/Brad Gordon
 - c. Grant Applications
7. Street Parking Ordinance-Tim Daniels
8. Historical Preservation Commission By-Laws Amendment
9. Downtown Update-Tim Daniels
 - a. Melrose Ave from Chestnut St to Pacolet St on Saturday, March 21 from 9:00 am to 3:00 pm for Super Saturday
 - b. Trade Street from New Market Rd to Palmer St on Saturday, March 28 from 12:00pm-1:30pm for Tryon April Fools
10. Minimum Housing/Planning Update-Tim Daniels
11. Town Manager Report-Jim Fatland
12. Council/Mayor Reports
13. Citizen Comments & Responses
14. Continue Meeting to Tuesday February 24, 2026 at 4:30PM
15. Finance and Grant Agenda Items:
 - a. FY25 Project Budget Ordinance Interconnect Loan Payoff-Emily Dale
 - b. FY25 Audit Report for Year Ended June 30, 2025-Michael Carey, RH CPAs
 - c. Lake Lanier Dam Rehab Project Grant Award-Jim Fatland
 - d. NC LWCF Grant Application- Ziegler Field/Vaughn Creek-Jim Fatland
 - e. Community Project Funding Request
16. Closed Session: Property Acquisition G.S. 143-318.11 (a) (5)
17. Motion to Adjourn in Memory of Clark Benson

Tryon Tourism Development Authority
Minutes
January 5, 2026
4:30 P.M.

Chairman Siler called the meeting to order at 4:35 pm at the Tryon Town Hall with five members present.

MEMBERS PRESENT: Steven Siler, Chairman; and Bill Crowell, Tryon BOC Rep; John Vining; Melanie Jackson; and Jennifer Mathews

MEMBERS ABSENT: Maria Mason-Freeman, Vice-Chairman

STAFF PRESENT: Meg Rogers, Secretary; Lourdes Gutierrez, Tryon Downtown Development Association (TDDA) Downtown Director; and Tracey Daniels, Website and Social Media Management Contractor (arrived 5:15 pm)

Approve Minutes from December 1, 2025

Minutes from the December 1, 2025 regular meeting were reviewed. Revisions to first draft section about the Saluda Grade Trail Update requested by John Vining prior to the meeting were included in the printed draft reviewed at the meeting. Jackson made a motion to approve the updated December 1, 2025 regular meeting minutes as presented. Siler seconded the motion. Motion was approved by a vote of 5 to 0.

Approve Financial Report for November 2025

The Tryon Tourism Development Fund FY 2025-2026 financial report for November 2025 was reviewed.

As of November 30 ,2025, FY 2025-2026 Total Revenue was \$9,871.57 (21.46% of Budgeted Total Revenues), Total Expenditures were \$10,726.38 (23.32% of Budgeted Total Expenditures), and (Unaudited) Ending Cash Balance was \$44,452.81.

Chairman Siler asked when the revenue for item "Transfer from Fund Balance" which showed \$0.00 in the Actual column in the November 2025 financial report would be showing in the Actual column. The question would be relayed to Town Manager Fatland and Town Clerk Emily Dale for response.

Gutierrez, Chairman Siler and Vining discussed trending short-term rental room rates. Chairman Siler would check on the latest rates. Gutierrez reported that Mimosa Inn was currently doing more long-term rentals and fewer short-term rentals.

Vining made a motion to approve the Financial Report for November 2025 as presented. Crowell seconded the motion. Motion was approved by a vote of 5 to 0.

Pour Tour Official Launch Plan

Gutierrez reported that the proposed Pour Tour Launch date originally proposed for January had been postponed due to concerns regarding cold weather. New Launch date was moved to March 2026 with exact date to be determined later. The proposed Pour Tour completion gifts, the metal tumblers with the Pour Tour logo were discussed. Gutierrez had obtained quotes for orders of 16 oz or 18 oz tumblers with custom logo at prices ranging from \$5.63 to \$8.12 per cup with minimum order quantities of 50 to 120 depending on the supplier. Turn-around time for orders of the tumblers was approximately 10 days.

Food & Travel Magazine ran the Tryon PourTour ad that was designed by Gutierrez, Tracey Daniels and Tim Daniels on page 76 of the 2025 Special Holiday Issue. Chairman Siler asked that a .pdf scan of the ad be sent to the members of the Tourism Authority.

Saluda Grade Trail Update

Gutierrez had attended recent Trails Planning Committee meeting where the McCown Street Park redesign by landscape architect Mark Byington was discussed. The proposed plan might require permission from Conserving Carolina to move the trail over slightly from the actual track location to permit more room for the park design. Conserving Carolina trail development feasibility study was in process for demolition of existing tracks on the trail, but details were not discussed at the meeting. Adjoining attractions close to the Saluda Grade Trail were discussed briefly and included the McCown Street Greenway Park, Nina Simone Plaza, Nina Simone Childhood Home, and Morris the Tryon Horse. Revision of the McCown Street parking to reverse slant parking design had been suggested. The trail organization was in talks with NC Department of Transportation regarding traffic slowing measures for locations where the trail would cross US Highway 176. Gutierrez was in touch with the National Trust group coordinating the Nina Simone Childhood Home development. Gutierrez had spoken with the Nina Simone Project representative regarding the Nina Simone Plaza Kiosk being out of service.

Website & Social Media

Tracey Daniels reported:

Website Redesign Update

- Daniels had been working with Big Boom, the contractor doing the redesign for the Town of Tryon and ExploreTryon websites. A meeting was scheduled on January 7, 2026 with Tim Daniels, Tracey Daniels and the Big Boom staff. New website was projected to launch in two to four weeks.
- A history of the Tryon Midnight event was requested to be included in the ExploreTryon website content. Some remembrances of the early occurrences involving Chris Tinkler, Bill Crowell, Dean Trakas and George Alley were discussed briefly. Daniels reported that the “Tryon Midnight” was already branded and promoted by the Town of Tryon and Tryon Downtown Development Association (TDDA). Ten or more years ago, the event planners sent press releases to National News outlets designating Tryon Midnight as the first New Year’s Eve ball drop on the East Coast that year.
- Rogers asked for a printable handout with information on Morris the Horse, his history and why he was the trademark for the Town of Tryon. Ideally, this information should be accessible on the ExploreTryon website. This information had frequently been requested by visitors and new residents at the Town Hall and the Museum/Visitors Center.

Pour Tour Launch Considerations Comments

- Some participating Pour Tour businesses were scheduled to be closed for part of the month of January 2026 and ThrowBax had a new owner. Delaying the launch until March was recommended. Participating businesses did not want to combine the launch event with a 4th Friday event because they considered Saturday a better day for their patrons.

Other

Tryon Midnight – Gutierrez asked for any new ideas for the 2026-2027 Tryon Midnight New Year's Eve event. The event was held at 9 pm at one time, but had been moved to 10 pm for the ball drop because the restaurants preferred the later time to attract more attendees.

Polk County Economic & Tourism Development Commission (ETDC) Report – Chairman Siler distributed marketing study handouts from a recent Polk County ETDC meeting with demographics and economic impact information. Numbers looked good but it was not clear how this data translated into dollars spent locally. Siler had asked Polk County Tourism Director Melinda Massey about process to request funds for tourism marketing from the County's occupancy tax fund, but was told there was no process for requesting funds. Polk County Tourism funds could only be used for occasional help with tourism advertising. Polk County Tourism recently ran ads to "Rediscover Polk County" in Columbia and Charleston. Polk County was doing no advertising in the Tennessee market. Jackson reported that Asheville & Polk County Yonder vacation rentals rarely had customers from Tennessee. Most customers came from the coastal areas of South Carolina and Georgia.

Tryon PR Package – The Authority discussed the development of Tryon's own promotion package to promote tourism online with concentric reach including social media and the new ExploreTryon website. Mathews mentioned online templates were available for promotional packages. Gutierrez mentioned a branding package available for this purpose as well. Historic, current and potential future promotional ideas and festivals were discussed at length and Chairman Siler asked that Tourism PR Package be added to the agenda for further discussion at the February meeting. Tracey Daniels reminded the Authority that Tryon Tourism lacked sufficient staff to coordinate major events like the front porch festivals held in larger nearby communities.

Confirm Date for Next Regular Meeting

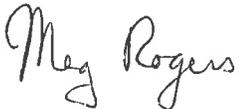
The next regular meeting of the Tryon Tourism Development Authority was scheduled for Monday, February 2, 2026 at 4:30 pm at Tryon Town Hall, McCown Room.

Adjourn

Crowell made a motion to adjourn. Mathews seconded the motion. Meeting was adjourned at 5:37 pm.

Prepared by

Approved:



Meg Rogers
Secretary

Steven Siler
Chairman

VII. HARMON FIELD COMMUNITY CENTER PROJECT

The Harmon Field Board of Supervisors had unanimously recommended to the 428 project to renovate the existing school building into a community center. A Request for Qualifications (RFQ) was sent out with three firms responding. Fatland, Superintendent Brad Gordon, Harmond Field Chairman Watson, and Town consultant Will Rice interviewed all three companies who responded to the RFQ. Architecture Unlimited was the unanimous pick for the project. The cost for the conceptual design and services is a do not exceed of \$28,000. Commissioner Crowell made a motion to accept the proposal from Architecture Unlimited for work in the amount stated. Motion passed unanimously.

VIII. FINANCE AND HUMAN RESOURCES

Town Clerk Dale provided an update on the annual audit. The Audit firm and CPA firm are currently working on the financial statements. The Local Government Commission reached out to state the Town and audit team needs an amended contract. The current contract was not reflected of the amended due date for the audit as provided by the State. The current contract would be amended to a date of February 12, 2026. Dale is recommending that the Board enter in to the amended agreement. Commissioner Lambakis so moved and the motion carried unanimously.

Commissioner Morris provided an update from the HR and Finance committee. The committee has been working with the MAPS Group to rewrite the Town's nearly 20-year-old policy. Commissioner Morris feels that these updates are a step in the right direction for strengthening the Town. Town Clerk Dale distributed draft copies to employees for them to review and provide feedback. That feedback was reviewed and discussed by the committee. The HR/Finance committee is recommending to the Board that the policy presented to them be adopted as the new handbook. Commissioner Lambakis made a motion for the Town to adopt the new handbook as the personnel policy for the Town. Motion carried unanimously.

IX. OAK STREET PAVING

Town Manager Fatland state the Town had received State funding for the Oak Street Sewer Rehab project. This project included patching of Oak Street. Fatland stated Oak Street residents and businesses would be better served if the road was repaved. Tar Heel paving, who paved School Street, is being recommended to repave Oak Street with a cost of \$36,466.44. Fatland is recommending funding from the water and sewer fund. Commissioner Crowell made a motion to approve Tar Heel paving for Oak Street. The motion carried unanimously.

X. FY26 BUDGET AMENDMENT

Town Manager Fatland presented budget amendment number two to the Board. The details of the amendment are located in the agenda packet for the meeting. Fatland stated that the following amendments need to be made:

Cemetery Fund to account for grant funding received

Water/Sewer for the mobile compressor that broke down, clarifier repairs
Fire Fund to account for closing of the parade account
Culture and Rec for grant funding received
General Fund for contract services for repairs

Commissioner Morris had a few clarifying questions regarding the budget amendment process which Fatland answered. Commissioner Lambakis made a motion to approve the budget amendment as presented. The motion carried unanimously.

XI. DOWNTOWN UPDATES

Assistant Town Manager Daniels gave the downtown update. He stated that there was a great turnout for Tryon Midnights. Daniels wanted to extend a special thank you to the Polk County Community Foundation (PCCF) for the grant, as well as, Brad and Katheryn Gordon for helping with s'mores table. Tryon Downtown Development Association was the recipient of a grant from PCCF for their board members to attend the annual NC Main Street Conference in New Bern in March.

The road closure request for Depot Street on April 19, 2026 from 9:00am-9:00pm was approved by Chief Holt. Commissioner Lambakis made a motion to accept the street closure. The motion carried unanimously.

XII. PLANNING UPDATE

Planning Director Tim Daniels opened a discussion with the Board regarding potential amendments to the number of cars individuals are allowed to have parked in their front yard. Daniels stated the Town would need to consider if any amendment would be to the zoning ordinance, which would include the extraterritorial district, or regular town ordinances.

There was much discussion among the Commissioners regarding the examples provided by Daniels and which avenue the Board would like to pursue. Ultimately, the Board reach the conclusion that they would like for Daniels to draft some options by next council meeting.

XIII. TOWN MANAGER REPORT

Town Manager Fatland provided an update from a meeting he had with Mayor Peoples and Congressmen Tim Moore's chief of staff regarding the Saluda Grade Trail. The hope is to work with Tom Tillis and staff to obtain some federal funding for the project as was the case in South Carolina.

Fatland stated the Town was prepping for the upcoming storm and Daniels was spearheading the preparations. Daniels stated all the generators and chainsaws had been checked and prepped. Meetings were happening daily with supervisors to ensure prep is on target and get all staff on same page. Fatland and Daniels noted that double yellow lined roads are the responsibility of North Carolina Department of Transportation while the Town is responsible for others.

XIV. COUNCIL/MAYOR REPORT

Commissioner Lambakis stated she would be attending the NC Main Street conference as well. She heard good things on Tryon Midnights. A special thank you to staff, the HR/Finance Committee and everyone for coming out.

Commissioner Morris thanked the members of the HR/Finance committee and the staff members who had input. She urged citizens to join the HR/Finance committee to help work on matters such as policies and strategic planning. She thanked everyone for coming out.

Commissioner Crowell thanked everyone for coming out as well as staff for their hard work.

Mayor Pro Tem Crowe stated they would be recruiting for kudzu eradication soon. He also asked for an update with the website. Daniels looked at a beta version this morning and hopes to have a better update next month.

XV. CITIZEN COMMENTS AND RESPONSES

The following citizens from Vista Terrace spoke:

Gary Heim
Kam Kammerer
Lynn Lewis
Charlie Culbreth

All of these individuals expressed a common message. They are concerned about one of their neighbors and his property. The neighbor in conversation has a substantial number of vehicles and debris at his home. The citizens are concerned about the ability of emergency response vehicles to navigate the street due to the cars as well as overall presence of the neighborhood. All of the neighbors were also concerned about the well being of this individual. The members of the neighborhood had been working with Planning Director Daniels on this matter and were very appreciative of his efforts; however, they are coming to ask the Board for more help since the ordinances only allow Daniels to do so much.

Harriet Hudson and Kam Kammerer also spoke regarding the no parking signs placed in the lot across from the History Museum. Traditionally, Museum and Tryon Painters and Sculptors customers would park in this lot. The new owner of the building associated with the lot has now placed no parking signs. The Commissioners offered a few suggestions including the ability to park there for the Museum since it is a tenant of that building. Town Manager Fatland proposed a potential meeting with the new owner to come to an understanding or agreement.

An individual from Hidden Hill spoke about several flooding incidents at their home. The Town worked with the homeowner and an engineer to determine the source of the issue. The engineer believes he can come up with a solution to the issue and Daniels stated he would be in touch.

XVI. CLOSED SESSION: PERSONNEL GS 143-318.11(A)(6)

Commissioner Morris made a motion to enter into closed session pursuant to GS 143-318.11(a)(6).

XVII. ADJOURN

Commissioner Crowell made a motion to adjourn the meeting. The motion carried unanimously.

MINUTES OF THE HARMON FIELD BOARD OF SUPERVISORS MEETING
Tuesday, January 6, 2026

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 (Tuesday, January 6, 2026): Chairman Warren Watson; Secretary-Treasurer Rick Covil; Steve Sloan; Stephen Nelon; and Jessica Glasscock

Board Members Absent (Tuesday, January 6, 2026): None

Staff Present (Tuesday, January 6, 2026): Brad Gordon, Park Superintendent; and Meg Rogers, Town Secretary/Cashier,

Board Members Present (Thursday, January 15, 2026): Chairman Warren Watson; Secretary-Treasurer Rick Covil; Steve Sloan; Stephen Nelon; and Jessica Glasscock

Board Members Absent (Thursday, January 15, 2026): None

Staff Present (Thursday, January 15, 2026): Jim Fatland, Tryon Town Manager; Brad Gordon, Park Superintendent; and Meg Rogers, Town Secretary/Cashier

Motion for Addition to Agenda

Nelon made a motion to add agenda item 3-a to discuss 2026 Kirby Cup Soccer Camp Request. Motion was approved by a vote of 5 to 0.

Approve Minutes from December 2, 2025 Regular Meeting

The Minutes from the December 2, 2025 regular meeting were reviewed. Covil made a motion to approve the December 2, 2025 meeting minutes as presented. Glasscock seconded the motion. Motion was approved by a vote to 5 to 0.

Approve Financial Report for November 2025

The Harmon Field financial report as of November 30, 2025 was reviewed. According to the report, Total Revenues were \$278,034.61 (81.69% of budgeted amount). Total Operating Expenditures were \$125,655.82 (37.52% of budgeted amount). Total Capital Expenditures were \$2,226.90 (41.24% of budgeted amount). Total Expenditures were \$127,882.72 (37.57% of budgeted amount). Ending (pre-audit) Fund Balance was \$251,118.89.

The Board asked if there was any update on the invoice sent to the Dallara Foundation for unpaid maintenance for past years. Gordon would relay the request to Fatland for an update when the meeting continued on January 15, 2026. Gordon noted that Half-Marathon revenue and expenditure line items had been added to the Harmon Field accounting system to track success of such events as a fundraiser for Harmon Field going forward.

Nelon made a motion to approve the financial report for November 2025 as presented. Sloan seconded the motion. Motion was approved by a vote of 5 to 0.

Kirby Cup Soccer Camp Request

George Alley presented information on the 2026 Kirby Cup Soccer Camp, a free program funded by a grant from the Polk County Community Foundation Kirby Harmon Field Youth Activities Fund providing an educational and sports experience for up to 80 area children. The 2026 camp was scheduled for Tuesday, June 9 through Saturday, June 13, 2026 with soccer played in the morning and global educational discussion of assigned countries each team represented during the camp in the afternoons. Alley requested that the 2026 Camp be permitted to use Harmon Field facilities, soccer fields and shelters and/or gym as needed at the same \$400 flat rate rental fee paid in past years when the camp used the cabin and the soccer fields. Alley would work out logistics with Park Superintendent Gordon regarding the soccer fields and which shelters to use and tables/chairs, if needed. Alley also requested use of the small soccer goals, and Gordon confirmed that Harmon Field had them and Gordon would assemble them over the winter for the camp to use. Gordon reported that he did not yet have any information from Polk County Recreation/YMCA regarding the county's 2026 soccer schedule. All five members of the Harmon Field Board of Supervisors approved for the 2026 Kirby Cup Soccer Camp to proceed as proposed with a \$400 flat facility rental fee as requested.

Proposed Harmon Field Playground Rules & Park Rules Amendments

Park Superintendent Gordon provided handouts on proposed draft Park Rules and draft Playground Rules. Gordon suggested reviewing the proposed Park Rules to discuss later and requested approval of the proposed Playground Rules now so he could order the rules signs to post at the playground as soon as possible. Proposed Harmon Field Playground Rules were:

- Use at your own risk: Emergency call 911
- Do not use playground equipment if wet (slippery surfaces increase fall risks)
- Do not use playground equipment if too hot to touch (risk of burns)
- No Glass containers, Food or Gum in the play area
- No Smoking or Tobacco products in the play area
- Absolutely no Pets in the play area (except service animals in some cases)
- Stay clear of area behind and in front of swings
- No rough play, pushing, shoving or bullying
- Use playground equipment as intended
- No climbing on fences, rails or outside of playground equipment
- No littering
- No ropes, jump ropes, leashes, or strings attached to equipment
- Remove bike helmets, necklaces, drawstrings and loose clothing before playing
- Proper shoes required
- Only one person per swing at a time
- Report any damaged playground equipment to Harmon Field staff at harmonfield@tryonnc.gov or call Tryon Town Hall.

Covil asked why shoes were required and Gordon responded that the playground mulch could contain materials that could make barefoot contact dangerous. Meg Rogers suggested adding the Tryon Down Hall phone number to the last rule so reporting damage would be easier. Watson suggested adding that "All other Harmon Field Park Rules also apply." Nelon made a motion to approve the Harmon Field Playground Rules as amended. Covil seconded the motion. Motion as approved by a vote of 5 to 0.

Harmon Field Furniture Discussion

Gordon provided a map diagram of Harmon Field showing the location of existing benches at Harmon Field (red dots) and proposed locations for additional benches (blue dots) in the Harmon Field Master Plan to help staff determine how many donations specifically for benches could be accepted. So far donations for benches had been received or promised so that only three more would be needed to fill the proposed locations. Gordon asked for the Board to approve addition of the proposed bench locations to the adopted Master Plan. Chairman Watson stated he preferred to wait for approval of changes to Master Plan before soliciting donations for benches from the public. Gordon explained that donors had asked to donate benches now because benches were lost during the floods. The proposed new locations put the benches at regular distances for the convenience of older patrons. Chairman Watson recommended allowing staff discretion to place new benches already donated to locations away from active construction areas temporarily and allow staff to accept voluntary donations on that basis with the understanding that the final locations would be set in the updated Harmon Field Master Plan. Glasscock recommended delaying accepting further donations until the Harmon Field Donation Policy had been adopted. Gordon stated his preference for site decision as soon as possible to permit having the benches installed by spring and having time to schedule a meeting with Master Plan Designer Mark Byington to make the Master Plan update to include the new benches. Further discussion of bench locations was tabled.

Gordon also provided diagrams on all electrical outlets, drainage areas, trash cans and other fixtures at Harmon Field for the Board's review. Damaged electrical outlets already removed to reduce ongoing electrical costs and considerations regarding pending FEMA funding for repairs/replacements for electrical damages were discussed briefly.

Harmon Field Half-Marathon/Morris Fun Run Event Update

Brad Gordon provided a handout of an e-mail from Kathryn Gordon with updates on registrations to date, promotional activities at the recent Tryon Christmas Parade, a promotional partnership with Katie Malone Coaching to assist participants with preparing for the event, planned presentations to potential event sponsors and a scheduled interview with reporter Storme Smith for a Tryon Daily Bulletin article. Safa Farris, a pottery maker in Rutherfordton, will be crafting the awards for the division winners with a platter for 1st place, mug for 2nd place, and soap-dish for 3rd place. The pottery awards would feature a Harmon Field Half-Marathon logo imprint. Total cost of the locally hand-made pottery awards would be \$1,700.00. Sponsorships (cash and in-kind) would cover all event expenses. Event would be held regardless of weather with each route beginning and ending at the same location near the children's playground and refreshments provided at the shelter in front of the old concession stand.

Brad & Kathryn Gordon requested Harmon Field Board of Supervisors approval for an ABC permit for the event to allow breweries to serve beer at the event. Chairman Watson stated that the Board would need to designate an area at Harmon Field where alcohol would be allowed for this event. In the past, alcohol was only allowed inside the cabin. Setting a new location where alcohol would be allowed might require both Tryon Board of Commissioners and Harmon Field Board of Supervisors official approval. Gordon clarified that beer would not be sold, only served to registered participants. Alcohol permitting would be discussed further at a future meeting.

Revised Draft Harmon Field Donation Policy Review

The draft donation policy with revisions to section 4 regarding recognition of donors was reviewed. Gordon recommended a special event clause under types of donations to accommodate events with multiple sponsors/donations to reduce the time and difficulty of each sponsorship check requiring approval by the Board before being accepted. A blanket approval would streamline the process for approved fundraiser events.

Covil made a motion to approve the revised Harmon Field Donation Policy, January 6, 2026 version as presented. Sloan seconded the motion. Motion was approved by a vote of 5 to 0.

Existing donor recognition signage at Harmon Field at the equestrian rings, equestrian barns and the granite marker at the playground were discussed and staff was instructed to remove such signage during the cleaning and restoration process. Jamie Dunn asked Gordon to make a list of the donor names on the stall donor plaques to keep on file for reference in future fundraising efforts for the Harmon Field equestrian facility. Future facility rehabilitation donor signage would include a defined time limit. Equestrian ring names could remain unchanged for now to provide continuity for site recognition by competitors at equestrian events. The granite marker at the playground could be removed since the Thermal Belt Rotary Club no longer existed and the remaining Tryon Rotary Club had no objections to the marker removal.

Park Superintendent Report and Recovery Updates

Harmon Field Park Superintendent Gordon provided handouts:

- **Proposed Updates for Facilities Use Fee Schedule**
 - Gordon provided copies of the current facilities fee schedule and a handout with proposed changes to fees for Baseball Fields, Soccer Fields, Open-Air Gym, Tennis & Pickleball Courts, Special Usage Charges that would require Negotiated Rates, Food Trucks and Equestrian Facilities. Gordon stated he tried to be as fair as possible, but the increases were appropriate to cover increased cost of supplies for maintenance and operations.
 - Tennis Pickleball Courts had free lights for period determined by staff. For tennis/pickleball court lights beyond that period, the user had to reserve the courts and pay the hourly rental fee with lights for the entire tennis/pickleball facility.
 - Gordon asked the Board to review the proposed changes for future discussion.

- **Supervisor Notes**
 - Staff had been completing small projects throughout the park in preparation for spring
 - Gordon was updating the Harmon Field Equipment inventory, along with outlining expectations and projects planned for 2026.
 - Gordon & Stafford were working together to prepare the park for spring by pressure washing, staining and painting as needed.
 - While Gordon was off, Stafford cleaned all maintenance shops and storage areas in preparation for the new year.
 - Equestrian show ring refencing would begin this week. Gordon & Stafford were working on getting the old boards and post holes cleaned so the fencing crew could begin work.
 - Tennis court netting would begin to be installed this week if weather permitted and staff would take the third net down, paint poles, pour small concrete area for

anchor and attach new net. The other two would be done one at a time until all three were finished. The Leyland cypress trees needed to be trimmed.

- Gordon was starting work on 2026-2027 budget needs that would include projects around the park for the Board of vote on in the coming months.
- **Community Center**
 - Town Manager Jim Fatland, HFBS Chairman Warren Watson and Gordon met with consultant Will Rice to interview applicants who submitted responses to the Request for Qualifications (RFQs) for the Harmon Field Community Center design project on December 15, 2025 at Tryon Town Hall, McCown Room
 - Three potential architecture design firms were interviewed. All firms were highly experienced and presented strong ideas for the new community center.
 - Gordon thanked Fatland and Watson for permitting him to participate in the process at these meetings. Gordon appreciated the opportunity to observe the selection process and gain valuable insight into project management as this project began to take shape.
- **FEMA**
 - The 428 projects had been approved with Maria's leadership and was currently in the FEMA process. Gordon would provide updates as soon as additional information was received.
 - Staff continued to work with Carlos Arredondo and Maria on several smaller projects that included contents and labor costs
 - The gazebo for the area near the small picnic shed arrived. Chuck Sherbert from Tryon Streets Department would assist in getting this installed in the next week or so.
 - Additional handouts were provided showing the approval timeline grids for the FEMA projects.
- **Open-Air Gym**
 - The open-air gym was waiting for Derek Champion's crew to paint the exterior. Once exterior painting was complete, staff planned to place two picnic tables at the site.
 - Watson reported that the door to the gym room was unlocked and needed to be secured somehow so no one could enter the room without permission.

Watson reported that a large crane was allowed to be parked overnight at Harmon Field after completing a tree removal on a nearby property too late to move the crane back to the tree service contractor's base before dark.

Next Meeting Date

The next regular meeting was scheduled for Tuesday, February 3, 2026, 6:00 pm at Tryon Town Hall, McCown Room.

Motion for Addition to Agenda of Closed Session pursuant to N.C.G.S. 143-318.11(a)(5) to discuss contract negotiations and pursuant to N.C.G.S. 143-318.11(a)(6) to discuss personnel and to enter closed session.

Covil made a motion to add to agenda a closed session to discuss contract negotiations and personnel and to enter closed session. Glasscock seconded the motion. Motion was approved by a vote of 5 to 0.

The Board entered into closed session at 7:20 p.m.

The Board reentered open session at 8:20 p.m.

Continuation of meeting to Thursday, January 15, 2026, 6:00 pm was approved

Board temporarily continued the meeting to Thursday, January 15, 2026, 6:00 pm at 8:20 p.m.

Chairman Watson called the meeting back to order on Thursday, January 15, 2026 at 6:00 pm.

Discussion of Harmon Field Community Center RFQ Architects.

Chairman Watson introduced consultant Will Rice who presented a quick summary on the process for architectural design contractor selection in compliance with the FEMA reimbursement procedures. RFQ responses (Statement of Qualifications or SOQs) had to be reviewed and ranked based solely on qualifications without any fee information. Price negotiations would begin with the top ranked applicant and, if an acceptable price could not be negotiated, the next highest ranked applicant would be invited to negotiate an acceptable price until an agreement was reached. The three SOQs submitted for the Harmon Field Community Center Design Project were reviewed by a four-person committee who then proceeded to interviews with the three applicants. Each firm was asked the same list of questions with a question-and-answer period to follow and opportunity for the applicant to pitch their proposal. All three firms had the ability to complete the design project. All three firms had good emotional connections to the local area. The minimum level of ability was met by all firms. The four-member committee recommended Architecture Unlimited as the highest ranked applicant based on their outstanding interview, diverse team, expansive resources, and more reserves to address unforeseen problems that might occur during the process. Their interview showed more preparatory work and included a partially completed concept to show during the interview. Although the applicant home office in Matthews, NC raised concerns on travel expenses, the founder and the current executive of the firm had strong knowledge of the building when it was the Tryon High School where the executive attended school. The firm also had the staff to provide in-house project costing accurate to within 3% of actual cost without having to go to an outside firm at additional cost to provide that service. Materials provided by Architecture Unlimited showed standardized procedures that included a clear project timeline and procedure check lists to keep the project on track.

The scope of work included in the RFQ was summarized briefly. Chairman Watson stated that the top ranked applicant Architecture Unlimited (AU) had the resources to provide quick changes as needed as public input was received and implemented. AU could provide 3-D modeling for the design package that could be useful in public input "charette" meetings.

Glasscock asked what was the next step in the process after selecting a contractor for the preliminary design work based on the SOQ. Fatland explained that the Harmon Field Board of Supervisors should make a recommendation based on the SOQ ratings. The recommendation would then be taken to the Tryon Board of Commissioners for approval to proceed to price negotiations and Town Manager Fatland would do the write-up according to the FEMA process

guidelines. If price negotiations with the top-ranked applicant failed, the next highest ranked applicant would be invited to negotiate price and the process would continue until an agreement was reached. Fatland estimated the process would take six to seven months to get to contract to construct on the project. Using the \$28,000 insurance settlement from past building damage to fund the preliminary design process would put the project ahead of the curve for proceeding to construction faster. Fatland summarized the funding sequence and timeline for funding. Chairman Watson, who participated in the interviews, was willing to answer any questions the Board members might have on the SOQ evaluation process. Covil and Glasscock expressed concerns that funding for final construction would not be sufficient for the final result to be a usable building.

Nelson made a motion to recommend that Architecture Unlimited be selected based on the SOQ for the Architectural Conceptual Design for the Harmon Field Community Center with stipulation that the total design fee not exceed \$28,000. Sloan seconded the motion. Motion was discussed briefly with agreement that action was needed as soon as possible to, at a minimum, stabilize the building and bring it up to code so it could be used. Motion was approved by a vote of 5 to 0.

The action tonight would indicate that recovery at Harmon Field was moving forward. Fatland would present the Harmon Field Board of Supervisors recommendation to the Tryon Board of Commissioners at the January 21, 2026 meeting. The process would move to negotiations with the selected firm. Chairman Watson stated that he wanted everyone to feel their comments and concerns had been heard and considered.

Other

- **Harmon Field Flea Market Fundraiser** – Gordon reported that a flea market fundraiser was planned for May 9, 2026. Sellers would rent booth space around the oval walking track for a set fee per space. If the fundraiser was well-received, additional flea market fundraisers would be held.
- **Park Superintendent additional comments** – Chairman Watson thanked Gordon for finishing the rails on the ends of the bridge for public safety. Gordon reported lots of public interest in horse shows returning to Harmon Field. Chairman Watson asked about the gym downspouts and Gordon was waiting on a second quote to install 6" gutter and downspouts.

Adjourn

Meeting was adjourned by Chairman Watson at 7:09 pm on Thursday, January 15, 2026.

Submitted By:

Approved:



Rick Covil
Secretary-Treasurer



Warren Watson
Chairman

Eastside Advisory Committee Meeting,

February 5, 2026

The Eastside Citizen Advisory Committee met on February 5, 2026, at 6 p.m., at Roseland Community Center. Those in attendance were as follows:

Community Representatives:

Dr. Joseph Fox, Committee Chair

Dr. Waren Carson

Reverend Eleanor Miller

Absent from Committee:

Coretha Littlejohn

Town Representatives:

Jim Fatland, Town Manager

Scott Holt, Police Chief

Josh Connell, Fire Chief

Tim Daniels, Zoning Administrator and Public Works Director

Absent from Town Representatives were:

Skip Crowe and Julie Lambakis

Concerned citizen in attendance was Chrelle Booker

After calling the meeting to order and greetings from Dr. Joseph Fox, the meeting opened with an invocation given by Reverend Eleanor Miller, followed by reports from those present.

Code Enforcement/Public Works: Tim Daniels gave updates on the demolition of the house located on Jackson St. Ext, (Carson's house) and said that the house did contain asbestos, and would cost approximately \$29,300 dollars to tear down, because the asbestos would have to be

removed. Concerning the house at 160 Cleveland Rd., Tim said that he was meeting with Patrick Rhymer, the building inspector for the county, on Monday to inspect the property and decide how to proceed. It was reported that Archie Glenn house on Lyle St, was in violation again because of trash and debris around property. Since this problem is repetitive, the next step in rectifying this was to give him a 30-day clean-up notice and afterward issue fines.

Chrelle Booker, who lives on the same street, said she had spoken with him concerning the matter in the past and would speak to him again.

Chrelle Booker asked what could be done about stray dogs wandering on person's property?

Tim mentioned the speed bump on Peake Street was damaged during the snow removal, and a replacement has been ordered. Dr Carson said that a cone or something needs to be put there until the speed bump is replaced because people are going on the other side of the road, where the speed bump is missing, and this can cause an accident.

Dr. Fox asked about the broken pavement on East Howard St. It was stated the town is aware of it. Dr. Fox mentioned again the uneven pavement on Peake Street before getting to Lyles Street.

Dr. Carson asked if anything could be done about parking in front of the post office, stating it is dangerous because you can't see because the large trucks don't pull all the way up in the parking space. It was suggested that the police patrol that area more.

Eastside Cultural Heritage Zone Project: Dr. Fox. Dr. Fox gave a brief synopsis of the Eastside Cultural Heritage project and those involved in it and who was funding it. He next gave out handouts of proposed markers for the Eastside, and inquired about placement, height of markers and installation. Tentatively markers were proposed for Ziegler Fields, Good Shepherd, Nina Simone Childhood Home. Dr. Carson mentioned that all the churches were listed except Garrison Chapel. Dr. Fox explained it was an oversight and added the Church to the list. Dr. Fox said that before they proceed, they will get more input from the community about where markers are to be placed, and which historical places should be recognized with a marker. Dr. Carson said that some of the suggested places already had markers and therefore did not need to be duplicated. It was suggested that

the Tryon Cemetery be added to the list of proposed markers. Mr. Fatland said that the town would help with the purchase of a marker at Bryan Park and Ziegler Fields. Dr. Fox asked if the town could possibly help with installation of the signs. Mr. Fatland gave affirmation that they would be able to help. He also asked if the markers could be delivered to the Town Office. Tim stated that he did not see a problem with the Town accepting the delivery.

Fire Department: Josh Connell. The painting of Fire Hydrants was still on-going. The department was still doing smoke alarm installations, because they couldn't just hand them out to individuals, the department had to install them. The department had received a lot of calls for CO2 alarms, and they were seeking grant funding to purchase some.

Police Department: Scott Holt. Scott reported that the department was short-handed because he had one officer injured and one in school. Things had been relatively slow.

Payne Memorial Garden: Jim Fatland, Town Manager. Mr. Fatland spoke on behalf of John Vining who is spearheading the Payne Memorial Garden project honoring Mr. James Payne. The proposed project was a memorial garden to be located on East Howard St. The concern voiced by the committee was maintenance of the garden, who and where would the money come from to maintain the project. Another concern was parking. It was suggested that the project be done on a smaller scale perhaps at another location. Mr. Fatland asked that it be put in the minutes that the committee supported the project, but at another sight or location. It was suggested that since Mr. Pyne was actively involved with Rogers' Park, perhaps something could be done at that location to honor Mr. Payne.

Town Manager: Jim Fatland. Mr. Fatland reported that monies were coming in from FEMA and work on rebuilding Harmon Field could go forward. He also reported that an interconnect water loan had been paid off, the Town received or would receive an insurance settlement for Harmon Filed, these and other monies would give the Town financial freedom to do other things within the Town:(the old Tryon, School located near Harmon field to be designed as a community center). Mr. Fatland reported that the Town had received a six-million dollar grant to rebuild Lake Lanier.

Dr. Fox gave tentative dates for the Eastside Clean-up. April 18th with a rain date of April 25th.

The next meeting Date will be May 7th, 2026.

Closed with prayer by Reverend Eleanor D. Miller

Respectfully Submitted,

Reverend Eleanor D. Miller

TOWN OF TRYON
Historic Preservation Commission
TRYON TOWN HALL – MCCOWN MEETING ROOM
January 7, 2026 4:00 PM

REGULAR MEETING

Present: Ellen Reichenbach, Dave Whalen, Sarah Sabiston, Dean Trakas, Lynn Splinter

Absent: Lynne Perlmutter

Staff Present: Lourdes Gutierrez, Downtown Director

Ellen Reichenbach called the meeting to order at 4:07pm.

The Commission discussed what steps needed to be taken now that the local historic designation has been approved by town council. Ellen provided handouts to the Commission members so they become familiar with the requirement to hold quasi-judicial hearings on requests for certificates of appropriateness that need to be brought before the Commission.

The Commission discussed certificate of appropriateness (COA) needing to be approved by the Commission for making major changes to exterior facades. Building owners would submit their requests to the Commission. The Commission created a pre-application review committee to consist of Dave Whalen, Sarah Sabiston and Dean Trakas. All COA applications would be reviewed by this committee. Lynne Splinter made a motion to approve the pre-application review committee, Ellen seconded. Motion passed unanimously.

Lourdes will email Historic Preservation Commission logo that was mocked up for the Commission to view & approve to all Commission members. It will be voted on during the February meeting along with creating a motto/vision statement for the Commission.

Ellen has spoken with the Tryon History Museum about joining forces with the speaker series that the history museum currently hosts.

William Morgan was scheduled to attend this meeting but cancelled last minute. He may be able to come to the February meeting to preside over training on certificates of appropriateness and quasi-judicial hearings. Tim will follow up with William for availability.

The commission discussed reviewing the Historic Preservation Commission by-laws and creating a text amendment ordinance to allow for “at least” five members of the Commission and to remove term limits for members. All Commission members will review and bring forth ideas during the February meeting.

Sara motioned to adjourn, Dean seconded. All approved for meeting to adjourn at 4:47pm.

TOWN OF TRYON
Tryon Trails Committee
TRYON TOWN HALL – MCCOWN MEETING ROOM
January 21, 2026 3:00 PM

REGULAR MEETING

Present: Kevin Parker, Anne Day, Katherine Fox

Absent: Guy Henrie, Bill Crowell, Maria Mason-Freeman

Staff Present: Lourdes Gutierrez & Jim Fatland

Kevin Parker called the meeting to order at 3:05pm.

Mark Byington, landscape architect is joining the meeting to present the plan for McCown Street Park that would run from New Market to Pacolet. He spoke about the opportunities for all the people coming through town on the trail. Discussed meeting with NCDOT regarding the New Market crossing/intersection as well as the Pacolet intersection. This plan includes diagonal rear entry parking on McCown with parking bollards to prevent people from backing up onto the trail. Restrooms have been drawn in near Pacolet & McCown (near Morris). The committee was on board with moving the plan forward and showed enthusiasm for the project.

There was discussion about funding/grants. Jim spoke about the grants available and the potential for the Town to apply for these once the project was approved to move forward. He also spoke about the plan having been presented to Conserving Carolina and the steering committee and they are on board with the plan.

Guest Chuck asked how the price tag will be changed with the damage that the area between Saluda & Tryon suffered. Mark indicated that it will most likely be the last component because of the damage. At this point there is no certainty as to the cost. There was discussion from guest Lori Geddings about the timeline process involving the money and Chuck asked if the Saluda Grade Conservancy was considering selling trail components to raise funds. Mark did indicate that was a possibility.

Guest Steve King asked about the maintenance and who is responsible. There was much discussion about the National Park Service taking over ownership of the trail and in turn the maintenance. The town would have some maintenance responsibility for items that were imminent. Nothing has been fully determined and no agreements have been entered into between NPS and the Towns along the trail on the NC side. Chuck did suggest that NPS can partner with different civic organizations for maintenance as well.

Guest Denny Crowe asked about right of way responsibility and the general consensus was that the NPS would be in charge of right of way easements as well.

Kevin adjourned the meeting at 3:45pm. Lourdes reminded the group about the Spring Forum that the SGRT Advisory Group is hosting on April 23rd from 5:30pm-7:30pm at Polk County HS.

UNPAID TAX BALANCES																
	10/31/2024	11/30/2024	12/31/2024	1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026
2016	2,923.15	2,937.48	2,951.90	2,966.42	2,981.04	2,995.78	3,010.60	3,010.60	2,794.92	2,613.04	2,625.83	2,638.70	2,651.72	2,664.83	2,678.02	2,681.74
2017	2,221.17	2,232.26	2,243.46	2,254.75	2,266.12	2,277.58	2,289.10	2,289.10	2,081.49	1,907.71	1,917.15	1,926.65	1,936.27	1,945.95	1,955.72	1,957.99
2018	1,558.11	1,567.71	1,577.37	1,587.11	1,596.92	1,578.89	1,588.66	1,588.66	1,369.99	1,189.10	1,196.49	1,203.95	1,211.47	1,219.03	1,226.63	1,229.26
2019	1,783.05	1,794.72	1,806.45	1,818.27	1,830.19	1,815.87	1,827.79	1,827.79	1,626.14	1,457.48	1,467.09	1,476.79	1,486.58	1,496.43	1,506.33	1,509.73
2020	1,198.69	1,206.60	1,214.73	1,222.94	1,231.19	1,214.43	1,222.64	1,156.11	955.21	789.51	794.92	800.38	805.87	811.40	816.97	818.70
2021	1,384.74	1,393.93	1,403.15	1,412.46	1,421.82	1,294.78	1,303.46	1,187.81	1,014.91	871.63	867.25	873.06	878.90	884.79	890.72	893.19
2022	6,950.72	6,948.76	6,548.78	5,788.36	4,719.81	4,175.49	3,974.81	3,749.23	3,543.17	2,726.25	2,583.28	2,540.95	2,200.20	2,215.57	2,049.02	2,055.65
2023	17,538.93	17,211.85	16,381.10	14,631.94	14,577.06	13,951.64	13,795.51	13,399.92	10,908.56	7,476.08	7,208.11	6,329.71	5,573.64	5,315.36	4,777.33	4,641.86
2024	526,387.97	472,196.60	227,881.54	115,629.37	66,011.13	55,292.48	39,609.70	33,923.01	25,393.11	24,234.74	21,400.63	20,828.39	19,172.40	19,268.60	18,470.48	16,436.77
2025										1,401,838.12	680,562.84	666,037.05	629,134.80	576,455.21	307,461.43	102,761.32
TOTAL	564,357.50	509,911.34	264,440.45	149,754.20	99,088.54	87,060.96	71,097.11	64,607.07	49,687.50	1,445,103.66	720,623.59	704,655.63	665,051.85	612,277.17	341,832.65	134,986.21

NAME	YEARS	Dec-25	Jan-26	Dec-26
12, SIRENS LLC	2025	22.29	22.74	22.91
188 GRADY AVE LLC	2025	21.94	22.38	22.55
486, SOUTH TRADE VENTURES LLC	2025	1,308.68	1334.85	1344.86
A MACCHERONE, LLC	2016	378.63	380.77	381.26
ADAMS, JACK WEST	2025	11.55	11.78	11.87
ADVANTAGE ASHEVILLE LLC	2025	31.94	32.59	32.84
AMPAR, DISTRIBUTION LLC	2025	30.15	30.76	31
ARNDT, BRITTAIN	2024-2025	38.57	39.07	39.25
AUSTIN, DALE	2015-2025	170.13	171.35	171.73
BROOKS TAVERN OF TRYON LLC	2025	112.00	114.25	115.11
BURRELL'S, FUEL INC		1134.06	1156.76	109.54
CAFÉ LA GAULE	2019-2024	126.22	127.08	127.27
CANNADY, ELSIE HEIRS	2025	102.07	104.11	104.89
COMPASS GROUP USA, INC	2025	28.41	28.98	29.19
COONS, KATHRYN	2025	65.31	66.62	67.12
COOPER, ELSIE	2024-2025	454	459.75	461.94
CRC INVESTMENTS DBA	2024-2025	2246.48	2275.08	2286.08
DAYSTAR ENTERPRISES	2019	236.14	237.69	238.21
DE, LA OSA ALBERTINA	2025	1552.18	1583.22	11.88
DURBIN, ERNESTINE	2025	2440.28	2489.09	2507.76
EHG APPRAISAL	2020-2022	36.64	36.89	36.95
FOOTHILLS GYMNASTIC ACADEMY	2022-2023	80.24	80.82	81.03
FREDRICKS DESIGN STUDIO	2025	9.51	9.69	9.77
GARDEN GATE PROPERTIES LLC	2025	4078.42	4159.99	4191.19
GC PALMETTO HOLDINGS LLC	2025	639.57	652.36	657.26
GE CAPITAL	2017-2018	74.68	75.14	75.26
GLENN, MATTIE	2025	29.5	30.09	30.31
GUAGIARDO, CHERYL	2025	42.35	43.2	43.52
HARTWICK, GARY	2025	1267.94	1293.3	1303
HUCKLEBERRY'S	2025	62.86	64.12	64.59
HTHC., LLC	2017	176.53	177.65	177.93
INTERSTATE MICROSCOPE COMPANY	2025	6.86	6.99	7.04
INVESTING, IN TRYON LLC	2025	12272.11	12517.55	8481.01
JACKSON, MARY	2025	68.68	70.05	70.57
JAMEELA, LLC	2025	55.29	56.4	56.82
KIMBO, LLC	2025	3779.16	3854.75	867.26
KING HOME SERVICES 24 LLC	2025	522.75	533.2	537.2
KOPERWHATS, MICHAEL	2025	173.43	176.9	178.23
L BLAKE SMYTH CPA PLLC	2025	12.26	12.49	12.58
LA BOUTEILLE	2017-2018	20.84	20.97	21.01
LUBIN, EDWARD	2025	5.38	5.49	5.53
MELROSE INN	2018	127.21	127.98	128.24
MILLER, COREY	2025	573.28	584.75	589.14
NANA'S KITCHEN	2025	26.58	27.11	27.31

NEW, TESTAMENT CHURCH OF GOD	2023-2025	259.56	262.34	263.4
OVERHOLT BRICK & BLOCK	2025	29.34	29.93	30.15
OZONE WATER	2018-2019	19.98	20.09	20.09
PAWNEE LEASING GROUP	2025	206.81	210.94	212.53
PENELOPE, PADGETT	2022-2023	29.99	30.2	30.28
PROPERTY LINE LLC	2024-2025	3487.85	3535.19	57.41
PURE SKIN ESTHETICS	2025	21.98	22.41	22.57
SAGE & HONEY HOMES LLC	2025	605.3	617.4	622.03
SHEAR MAGIC	2025	16.57	16.9	17.02
STEWART LAND COMPANY	2025	1,351.09	1378.12	1388.46
STYLES ON NORTH TRADE	2020-2021	47.67	47.99	48.09
SWIFT, ANDREW	2025	993.24	1013.11	1020.7
TAYLOR, SARAH	2025	74.42	75.91	76.48
THOUSAND PINES CO	2025	5.32	5.42	5.45
TEVIS, TROY	2023-2024	6.69	6.74	6.84
TRYON, CARWASH AND LAUNDROMAT	2025	1629.93	1662.53	1674.99
TRYON HEALTH & FITNESS	2025	163.39	166.67	167.92
TRYON HOME INSPECTIONS	2025	23.29	23.75	23.93
TOWN OF TRYON	2019-2021	4622.74	4651.68	4660.77
TRYON POINT ORTHODONTIC	2016	354.26	356.28	356.74
TRYON LOGISTICS	2021-2025	163.95	165.39	165.86
TRYON NEWSMEDIA LLC	2025	3195.71	3259.62	3284.07
US BANK NATIONAL ASSOCIATION	2025	152.19	155.24	156.39
WALKER, PEGGY	2025	1660.85	1694.08	33.48
WALTER, MARK	2025	2540.94	2591.76	2611.2
WILLIAMS, ELLA	2025	59.32	60.5	60.96
WORLAND, NANCY	2025	1300.99	1327.01	1336.96
		57,676.47	58694	44124.78

		Dec-25	Jan-26	Dec-26
ALDRIDGE, DWANDA	2021-2024	595.62	601.02	603.03
ASIAN FUSION INC	2021-2025	3713.24	3768.97	3793.71
DEE DEE INVESTMENTS LLC	2024	2132.66	2171.04	2183.42
FORNEY, MICHAEL	2023-2025	793.04	803.01	806.98
FRINK, ARCHIE, EST	2015-2025	582.5	586.82	588.27
GARY, MARIAH	2023-2025	2226.91	2252.17	2261.77
GLENN, DORRIS E HEIRS	2023-2025	892.03	902.67	906.86
GOSNELL, JUNIOR	2023-2025	508.95	513.22	514.81
GOSNELL, MARJORIE S ESTATE	2023-2024	1147.09	1163.5	1169.77
HARRIS, KATHY	2024-2025	712.08	721.71	725.38
HEYWOOD, HANNON	2022-2025	1980.89	2001.67	2010.91

JOHNSON, WILLIAM ET NANCY				
JOHNSON	2022-2025	814.95	826.77	831.32
JOHNSON, ROMNEY	2015-2025	326.6	329.04	329.86
KING, JESSIE SEND BACK	2015-2025	1362.08	1374.95	1379.81
LITTLEJOHN, EDWARD	2021-2025	2227.03	2249.16	2257.95
SUBER CHARLES	2022-2025	1135.62	1151.65	1158.23
SUBER, VIOLA	2019-2025	178.39	180.53	181.55
TRAKAS, NICHOLAS	2024-2025	5182.83	5254.95	5282.49
TWITTY, MARY /THERESE	2024-2025	640.64	649.57	652.97
WADDELL, VIOLA	2015-2025	415.35	418.49	419.52
WINGO, WILLIE LEWIS	2023-2025	1123.69	1139.61	1146.13
		28692.19	29060.52	29204.74

		Dec-25	Jan-26	Dec-26
BROWN, TIMOTHY	2023-2025	2654.06	2688.98	2552.74
FANT, GEORGE	2025	428.91	437.49	365.21
GREEN, ROSLYN	2024-2025	609.86	583.08	587.75
HANNON, LARRY	2024-2025	67.10	67.98	48.34
HENDERSON, MARY ANN HEIRS	2024-2025	932.21	924.14	707.91
WHITESIDE, EDNEY	2025	401.70	409.74	362.44
YOUNG, KEITH	2025	851.50	768.53	674.29
		5945.34	5879.94	5298.68

		Dec-25	Jan-26	Dec-26
ASHLEY, DONNA	2025	243.80	248.67	250.54
CUNNINGHAM, LORENA C/O ANGELA				
WILLIAMS	2024-2025	476.11	485.6	489.28
EL SURENO INC	2025	98.62	100.58	101.33
		818.53	834.85	841.15

		Dec-25	Jan-26	Feb-26
BARRIER, BOBBY	2024-2025	673.02	680.07	682.76
BURNS, LOUIS NATHANIAL	2025	82.24	83.88	84.51
BURRELL, HAROLD	2025	70.76	72.18	40.99
CARSON, HORACE	2025	1,650.44	1683.46	1696.09
CARSON, LIONEL	2025	281.45	287.08	289.23
CHIMALPOPOCA, JOSE	2025	866.18	883.51	890.13
COCHRAN, KIM	2025	2,392.36	2440.2	2458.5
COWELS, MICHAILA	2025	668.77	682.14	687.26
CROWE, ATTIS	2025	578.82	590.4	11.67

DANIELS, PATRICK	2025	2,422.94	2471.4	2489.94
D'ARBANVILLE, PATRICIA	2025	1,363.38	1390.64	1401.07
DURHAM, HOMER	2025	160.44	163.65	164.88
ENRICO, DORTHY	2025	2496.02	2545.94	2565.04
GERBER, LARRY	2025	1,769.74	1805.13	1818.66
HALBKAT, STANLEY	2025	101.00	103.02	103.79
HILL, DAVID	2025	86.12	87.85	88.51
HYDER, WILLIAM	2016-2022	596.63	600.44	601.6
INFANTE, NORA	2,025.00	2,593.94	2645.82	2665.66
JACKSON, EDWARD	2025	58.13	59.3	59.75
JOHNSON, PAMELA	2025	112.70	114.95	115.89
KIMPTON, JOYCE	2025	876.31	893.83	900.53
KINSER, SHARON	2025	480.45	490.06	493.74
LAWSON, JANET	2025	1,717.71	1752.07	1765.21
LITTLE, JAMES HENRY JR	2020-2025	107.07	107.98	108.3
LITTLEJOHN, ANN	2022-2025	1,524.81	1539.6	1545.16
MATHEWS, JAMES	2024-2025	892.78	909.47	916.99
MAXWELL, MARILYN	2025	298.20	304.16	306.44
MCADAM, JOAN	2025	2,168.15	2211.52	2228.11
MCCALL, ALICE	2025	2,583.94	2635.62	2655.39
MCDOWELL, THEODORE Jeanal mcdowell	2021-2025	1,572.27	1585.28	1590.24
MCENTIRE, CAROLE	2,025.00	788.89	804.67	810.71
MILLER, SARAH	2025	905.60	923.71	729.14
MORGAN, ROBERT	2025	1,242.56	1267.41	1276.92
NOBLE, LINDA	2025	1,429.23	1457.81	1468.74
PARKER, MARY	2025	3,109.33	3171.51	3195.29
PENA, DAVID	2025	1,300.10	1326.1	1336.04
PRUCHA, CARLO	2025	106.32	108.45	109.26
RHYMER, GWEN	2025	524.79	535.29	539.3
C/O THELMA TABORN	2025	65.13	66.43	66.93
ROMAN, ISREAL	2025	1,325.06	1351.56	1361.7
STALEY, WANDA	2025	66.72	68.06	68.57
STEVENS, ASHLEY	2024-2025	2,047.29	2087.44	2103.58
SUBER, APPRIEL	2025	338.30	345.06	347.65
SUBER, CLARA	2024-2025	429.57	435.58	439.07
TABORN, CAROLINE	2025	54.25	55.33	55.74
THOMPSON, ALAN	2025	1,822.45	1858.9	1872.84
TWITTY, JOSHUA	2025	101.15	103.16	103.94
WILSON, JOE	2025	68.05	69.42	69.94
ZINK, JOAN	2025	1,784.86	1820.56	1834.22
		48,756.42	49677.1	49215.62
Totals		135,943.61	138,266.47	123,386.29

**TOWN OF TRYON
FINANCIAL SUMMARY REPORT
FOR MONTH ENDING**

1/31/2026

GENERAL FUND

<i>REVENUES</i>	1/31/2026		UNCOLLECTED TO DATE	YTD COLLECTED %
	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		
Property Tax Revenue--Current	\$ 1,285,592	\$ 1,201,424	\$ 84,168	93.45%
Property Tax Revenue--first prior	5,000	8,128	\$ (3,128)	162.56%
Property Tax Rev--next 8 yrs	5,000	6,755	\$ (1,755)	135.09%
Property Tax Discts	(10,000)	(14,823)	\$ 4,823	148.23%
MV Tax Revenue--Current	90,000	54,665	\$ 35,335	60.74%
Tax Interest	1,000	257	\$ 743	25.69%
Local Option S.Tax Rev--Art 39	215,000	109,196	\$ 105,804	50.79%
Local Option S.Tax Rev--Art 40	150,000	67,179	\$ 82,821	44.79%
Local Option S.Tax Rev--Art 42	105,000	54,514	\$ 50,486	51.92%
Local Option S.Tax Rev--Art 44	75,000	33,798	\$ 41,202	45.06%
City Hold Harmless	160,000	67,890	\$ 92,110	42.43%
Beer, Wine Tax	6,100	-	\$ 6,100	0.00%
Utility Franchise Tax	140,000	75,268	\$ 64,732	53.76%
COLLECTIONS CLEARING	-	(95)	\$ 95	0.00%
INTERFUND TRANSFER-TOURISM	21,000	-	\$ 21,000	0.00%
Rents	14,000	6,813	\$ 7,187	48.66%
Transfer In Police Pension Trust Fund	18,071	-	\$ 18,071	0.00%
Other Revenue	14,500	15,163	\$ (663)	104.57%
Investment Earnings	82,100	68,524	\$ 13,576	83.46%
Local Contributions		350		
Controlled Substance Tax	-	291	\$ (291)	0.00%
Accident Reports	-	101	\$ (101)	0.00%
Police Court Fees	-	140	\$ (140)	0.00%
OTHER REVENUE - POLICE	-	300	\$ (300)	0.00%
Zoning Permits	5,000	3,925	\$ 1,075	78.50%

\$	2,382,363	\$	1,759,761	\$	622,952	73.87%
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EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
GOVERNING BODY	\$ 63,800	\$ 41,649	\$ -	\$ 22,151	65.28%
ADMINISTRATION	782,483	391,835	32,317	\$ 358,331	54.21%
POLICE	868,318	528,825	4,261	\$ 335,232	61.39%
STREET	605,239	344,287	4,690	\$ 256,261	57.66%
PARKS & CEMETERY	14,500	244	-	\$ 14,256	1.68%
PLANNING/ZONING	-	-	-	\$ -	0.00%
DEBT	28,023	14,011	-	\$ 14,012	50.00%
TRANSFER OUT	20,000	-	-	\$ 20,000	0.00%
	\$ 2,382,363	\$ 1,320,851	\$ 41,269	\$ 1,020,243	57.18%
NET REVENUE LESS EXPENDITURES (DEFICIT)	\$ -	\$ 438,910			

POLICE PENSION FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Investment Earnings	\$ 1,200		\$ 1,200	
APPROPRIATION FROM FUND BALANCE	\$ 16,871		\$ 16,871	0.00%
	\$ 18,071	\$ -	\$ 18,071	0.00%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
TRANSFER OUT	\$ 18,071		\$ -	\$ 18,071	0.00%
	\$ 18,071	\$ -		\$ 18,071	0.00%
NET REVENUE LESS EXPENDITURES (DEFICIT)		\$ -			

POWELL BILL FUND

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
POWELL BILL ALLOCATION	\$ 80,000	\$ 81,499	\$ (1,499)	101.87%
INVESTMENT EARNINGS	-	35	(35)	0.00%
	\$ 80,000	\$ 81,535	\$ (1,535)	101.92%

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
OPERATING EXPENSES	\$ 80,000	\$ 79,545	\$ -	\$ 455	99.43%
				-	0.00%
	\$ 80,000	\$ 79,545		\$ 455	99.43%
NET REVENUE LESS EXPENDITURES (DEFICIT)		\$ 1,990			

**used to pave School St.

FIRE FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Property Tax Revenue, Current	\$ 270,000	\$ 290,918	\$ (20,918)	107.75%
Property Tax Revenue, First prior	1,000	1,755	(755)	175.52%
Prop Tax Revenue, Next 8 yrs	1,000	2,099	(1,099)	209.94%
Property Tax Discounts	(2,700)	(3,597)	897	133.21%
MV Tax Revenue, Current yr	29,000	18,461	10,540	63.66%
Township Tax Revenue, Current	485,000	504,215	(19,215)	103.96%
Township Tax Rev, Prior yrs	46,000	13,927	32,073	30.28%
Tax Interest	150	58	92	38.89%
Lake Lanier Tax Revenue	140,000	59,500		
Office State Fire Marshal Grant	-	50,000		
Misc. Revenue (Parade Fund)	5,735	5,735		
Other Revenue		1,170		
Investment Earnings	100	51		
Local Contributions	-	3,974		
Appropriation from Fund Balance	42,000	-		
	\$ 1,017,285	\$ 948,266	\$ 1,613	93.22%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	\$ 909,050	\$ 516,199	\$ 8,236	\$ 384,615	57.69%
CAPITAL EQUIPMENT	\$ -	\$ 32,810			
DEBT	102,500	56,011		46,489	54.65%
	\$ 1,011,550	\$ 605,020		\$ 431,104	59.81%
NET REVENUE LESS EXPENDITURES (DEFICIT)		\$ 343,246			

HARMON FIELD FUND

REVENUES

	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
MV Tax Revenue, Current yr	\$ 17,000	\$ 10,009	\$ 6,991	58.88%
Township Tax Revenue, Current	254,500	257,704	(3,204)	101.26%
Township Tax Revenue, Prior yrs	2,500	2,420	80	96.81%
Polk Cty Grant, HF	45,000	45,000	-	100.00%
Harmon Field Usage		1,940		
Investment Earnings	840	577	263	68.73%
Harmon Half		9,125		
Recreation Donations		3,850		
Appropriation from Fund Balance	20,500	-	20,500	0.00%
	\$ 340,340	\$ 330,625	\$ 24,630	97.15%

*Donations are for benches at HF

EXPENDITURES & ENCUMBRANCES

	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	\$ 326,940	\$ 189,393	\$ 1,750	\$ 135,797	58.46%
DEBT	5,400	3,118		2,282	57.73%
HORSE SHOWS	23,122	22,879	1,179		
CAPITAL OUTLAY	-	-			
CAPITAL EQUIPMENT	-	-			
	\$ 355,462	\$ 215,389	\$ 2,929	\$ 138,080	61.42%
NET REVENUE LESS EXPENDITURES (DEFICIT)		\$ 115,236			

TOURISM FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
OCCUPANCY TAXES	\$ 20,000	\$ 12,156	\$ 7,844	60.78%
APPROPRIATION FROM FUND BALANCE	26,000		26,000	0.00%
	\$ 46,000	\$ 12,156	\$ 33,844	26.43%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	\$ 46,000	\$ 14,383	\$ -	\$ 31,617	31.27%
DEBT	\$ -	\$ -			
CAPITAL OUTLAY				-	0.00%
	\$ 46,000	\$ 14,383		\$ 31,617	31.27%
NET REVENUE LESS EXPENDITURES (DEFICIT)		\$ (2,227)			

WATER/SEWER FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Utility Penalties, NSF Charges	\$ 20,000	\$ 12,220	\$ 7,780	61.10%
INTERFUND Rev, W/S Firemen	5,000	-	5,000	0.00%
Water Charges	1,380,000	870,194		
Water Tap, Connect Fees	2,000	2,875	(875)	143.75%
Reconnect Fees	4,000	4530.00	(530)	113.25%
INTERFUND Firemen	5,000	-		

Sewer Charges	575,000	363,005		
Sewer Tap, Connect Fees	1,000	-		
Collections Clearing (Insurance \$ for WWTP)		14,723		
Appropriation from Fund Balance	163,600	-	163,600	0.00%
	\$ 2,155,600	\$ 1,267,547	\$ 174,975	58.80%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
DISTRIBUTION	\$ 473,232	\$ 300,170	\$ 32,103	\$ 140,960	70.21%
WATER PLANT	748,236	361,542	34,019	352,675	52.87%
SEWER PLANT	465,015	393,646	37,308	34,062	92.68%
COLLECTIONS	234,755	152,158	1,755	80,842	65.56%
AUTOMATED METER FEES					
DEBT	234,362	36,700		197,662	15.66%
TRANSFER OUT	-	-		-	0.00%
CONTRIBUTION TO FUND BALANCE	-			-	0.00%
.	\$ 2,155,600	\$ 1,244,215	\$ 105,184	\$ 806,200	62.60%
NET REVENUE LESS EXPENDITURES (DEFICIT)	\$ -	\$ 23,331			

WATER METER FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
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AUTOMATED METER FEES	45,500	25,976	19,524	57.09%
INVESTMENT EARNINGS	4,500	2,844	1,656	63.20%
APPROPRIATION FROM FUND BALANCE	-		-	0.00%
	<u>\$ 50,000</u>	<u>\$ 28,820</u>	<u>\$ 21,180</u>	<u>57.64%</u>

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
AUTOMATED METER FEES	50,000	28,820	5	21,175	57.65%
.	<u>\$ 50,000</u>	<u>\$ 28,820</u>		<u>\$ 21,175</u>	<u>57.64%</u>
NET REVENUE LESS EXPENDITURES (DEFICIT)	<u>\$ -</u>	<u>\$ -</u>			

BRAEWICK SEWER REHAB PROJECT

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
ARP AMERICAN RESCUE PLAN GRANT	1,643,397	2,923,302	(1,279,905)	177.88%
STATE REVOLVING LOAN PROCEEDS	1,612,355	10,000	1,602,355	
LOCAL FUNDS (W/S)	20,000	-		
	<u>\$ 3,275,752</u>	<u>\$ 2,933,302</u>	<u>\$ 322,450</u>	<u>89.55%</u>

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
CONSTRUCTION REHAB	3,064,468	2,352,337		712,131	76.76%
PROF. SERVICES, ENGINEERING	191,284	316,132		(124,848)	
LOAN CLOSING FEES	20,000	32,247			
.	<u>\$ 3,275,752</u>	<u>\$ 2,700,715</u>		<u>\$ 587,284</u>	<u>82.45%</u>

NET REVENUE LESS EXPENDITURES (DEFICIT)

\$ - \$ 232,587

WATER MAPPING PROJECT

REVENUES

ARPA AMERICAN RESCUE PLAN GRANT

<u>7/1/25-6/30/26</u> <u>BUDGET</u>	<u>COLLECTED TO</u> <u>DATE</u>	<u>UNCOLLECTED</u> <u>TO DATE</u>	<u>YTD</u> <u>COLLECTED %</u>
254,500	220,310	34,190	86.57%
<u>\$ 254,500</u>	<u>\$ 220,310</u>	<u>\$ 34,190</u>	<u>86.57%</u>

EXPENDITURES & ENCUMBRANCES

PROF. SERVICES, ENGINEERING

<u>7/1/25-6/30/26</u> <u>BUDGET</u>	<u>SPENT TO</u> <u>DATE</u>	<u>ENCUMBRANCES</u> <u>TO DATE</u>	<u>UNSPENT TO</u> <u>DATE</u>	<u>YTD SPENT %</u>
254,500	83,075		171,425	32.64%
<u>\$ 254,500</u>	<u>\$ 83,075</u>		<u>\$ 171,425</u>	<u>32.64%</u>

NET REVENUE LESS EXPENDITURES (DEFICIT)

\$ - \$ 137,235

SEWER MAPPING PROJECT

REVENUES

<u>7/1/25-6/30/26</u> <u>BUDGET</u>	<u>COLLECTED TO</u> <u>DATE</u>	<u>UNCOLLECTED</u> <u>TO DATE</u>	<u>YTD</u> <u>COLLECTED %</u>
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ARPA AMERICAN RESCUE GRANT

	261,500	232,400	29,100	88.87%
\$	261,500	\$ 232,400	\$ 29,100	88.87%

EXPENDITURES & ENCUMBRANCES

PROF. SERVICES, ENGINEERING

	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
	261,500	100,530		160,970	38.44%
\$	261,500	\$ 100,530		\$ 160,970	38.44%

NET REVENUE LESS EXPENDITURES (DEFICIT)

\$	-	\$ 131,870			
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SANITATION FUND

REVENUES

SANITATION CHARGES

OTHER REVENUES

SOLID WASTE

APPROPRIATION FROM FUND BALANCE

	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
\$	309,000	\$ 184,853	\$ 124,147	59.82%
	450	786	(336)	174.74%
	600	310	290	51.60%
	-		-	0.00%
\$	310,050	\$ 185,949	\$ 124,101	59.97%

EXPENDITURES & ENCUMBRANCES

PERSONNEL & OPERATING EXPENSES

DEBT

Debt-GAAP Offset

CONTRIBUTION TO FUND BALANCE

	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
\$	297,169	\$ 172,690	\$ 2,402	\$ 122,076	58.92%
	12,881	-		12,881	0.00%
				-	0.00%
\$	310,050	\$ 172,690	\$ 2,402	\$ 134,957	56.47%

NET REVENUE LESS EXPENDITURES (DEFICIT)

\$ 13,259

CULTURAL & RECREATION FUND

<i>REVENUES</i>	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Transfer In	\$ 5,000	\$ -	\$ 5,000	0.00%
Local Contributions, Grants	\$ 15,300	\$ 6,695		
Rogers Park Donations	\$ 4,500	\$ 2,700		
Morris Donations		\$ 650		
Appropriation from Fund Balance	\$ 10,000	\$ -		
	<u>\$ 34,800</u>	<u>\$ 10,045</u>	<u>\$ 5,000</u>	<u>28.87%</u>

<i>EXPENDITURES & ENCUMBRANCES</i>	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
CONTRACTED SERVICES	\$ 1,000	3686			
SPECIAL EVENT EXPENSES		3525			
CAPITAL OUTLAY	\$ 16,500	\$ 7,152	\$ 7,152	\$ 2,196	86.69%
CAPITAL EQUIPMENT	2,000	-		2,000	0.00%
	<u>\$ 18,500</u>	<u>\$ 14,363</u>	<u>\$ 7,152</u>	<u>\$ 4,196</u>	<u>116.30%</u>
NET REVENUE LESS EXPENDITURES (DEFICIT)		<u>\$ (4,318)</u>			

CEMETERY

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Local Contributions, Grants	\$ 8,800	\$ -		
APPROPRIATION OF FUND BALANCE	\$ 15,000	\$ -	\$ 15,000	0.00%
	\$ 23,800	\$ -	\$ 15,000	0.00%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	YTD SPENT %
SUPPLIES/MATERIALS	\$ 5,000	0			
CONTRACTED SERVICES	18,800	-	15,274	3,526	81.24%
	\$ 23,800	\$ -		\$ 3,526	0.00%
NET REVENUE LESS EXPENDITURES (DEFICIT)		\$ -			

	7/1/25-6/30/26 BUDGET
GENERAL FUND	\$ 2,412,363
POLICE PENSION FUND	\$ 18,071
CULTURE & RECREATION	\$ 34,800
POWELL BILL FUND	\$ 80,000
TOURISM DEVELOPMENT FUND	\$ 46,000
SANITATION FUND	\$ 310,050
WATER & SEWER FUND	\$ 2,230,600

WATER METER FUND	\$	50,000
FIRE DEPARTMENT FUND	\$	1,017,285
HARMON FIELD FUND	\$	384,207
	\$	<u>6,583,376</u>

BRAEWICK SEWER REHAB PROJECT	\$	3,275,752
WATER MAPPING PROJECT	\$	254,500
SEWER MAPPING PROJECT	\$	261,500
SPECIAL PROJECT FUNDS	\$	<u>3,791,752</u>

TOWN OF TRYON
 GRANT STATUS
 REPORT
 JANUARY 01, 2023
 THRU JANUARY 31,
 2026

PROJECT	FUND	FUND NUMBER	GRANT NUMBER	GRANT AMOUNT	LOCAL SHARE	GRANTOR	STATUS
Braewick Sewer Rehab Project	Water & Sewer	62	DWI: CS37620-02	\$2,643,397	\$612,355	NCDENR SRF AND ARP	AWARDED
			VUR-W-ARP-0012 CFDA: SRF 66-458/ARP 21.027			LOCAL SHARE: SRF LOAN 20-YEARS 0.18%	AWARDED-PENDING LGC LOAN APPROVAL SEPT 2004 MEETING
Asset Inventory Water System Mapping	Water & Sewer	65	VUR-AIA-D-ARP-0004 WR# 08190801.01	\$254,500	\$0	NCDENR SRF	AWARDED
Asset Inventory Sewer System Mapping	Water & Sewer	66	VUR-AIA-W-ARP-0008 WR# 08190800.01	\$261,500	\$0	NCDENR SRF	AWARDED
Open Air Gym Improvements	Harmon Field	25		\$25,000	\$25,000	POLK COUNTY COMMUNITY FOUNDATION	AWARDED 9/29/23
Open Air Gym Improvements	Harmon Field	25		\$2,000		TRYON ROTARY CLUB	AWARDED
Open Air Gym Improvements	Harmon Field	25		\$30,000		TOWN OF TRYON	AWARDED
Open Air Gym Improvements	Harmon Field	25		\$2,500		DELARRA FOUNDATION	AWARDED
Open Air Gym Improvements	Harmon Field	25		\$1,000		DUKE ENERGY FOUNDATION	AWARDED
Fire Department Air Packs/Cascade System	Fire Dept	20		\$252,350	\$12,618	FEMA	AWARDED
Markham/Grady Ave Sewer Rehab	Water & Sewer	61		\$646,000	\$0	STATE OF NORTH CAROLINA	AWARDED; STATE BUDGET ADOPTED 9/22/23

Hidden Hill Sewer Rehab	Water & Sewer	61	\$775,000	STATE OF NORTH \$0 CAROLINA	AWARDED; STATE BUDGET ADOPTED 9/22/23
Oak Street Sewer Rehab	Water & Sewer	61	\$812,500	STATE OF NORTH \$0 CAROLINA	AWARDED; STATE BUDGET ADOPTED 9/22/23
SRF Loan Retirement for Saluda/Columbus/Tryon	Water & Sewer	61	\$768,292	STATE OF NORTH \$0 CAROLINA \$2,304.878/3 = \$768,292	AWARDED; STATE BUDGET ADOPTED 9/22/23 STATE LEGISLATIVE APPROVAL JULY 2024; CLOSEOUT IN PROCESS
Electric Charging Station at Depot Park	General	10	\$22,500	STATE OF NORTH \$7,500 CAROLINA	AWARDED NOTE: TOURISM, TDDA & TOWN \$2,500 EACH
Electric Charging Station at Depot Park	General	10	\$2,500	TDDA	
Electric Charging Station at Depot Park	General	10	\$2,500	TOURISM BOARD	
Saluda Grade Trail	General	10	TBD	FEDERAL GOVERNMENT \$0 COMPENSATION	PENDING
SAFE Grant (3-year salary/benefits for firefighter)	Fire Dept	20	\$0	\$0 FEMA	NOT APPROVED
Paving Access Roads/Parking Lots at Harmon Field	Harmon Field	25	\$137,300	POLK COUNTY AND TOWN OF TRYON \$68.650 EACH	APPROVED BY COUNTY AND TOWN
Harmon Field Maintenance Improvements	Harmon Field	25	\$10,000	TOWN OF TRYON \$10,000 GRANT TO HARMON FIELD	APPROVED BY TOWN 09/19/23
Grant Writer Consultant Grant	Harmon Field	25	\$30,000	\$0 NCLM	FUNDING PROGRAM CANCELLED BY NCLM

Master Plan Engineering Consultant	Harmon Field	25	\$0	\$0 NCLM	FUNDING PROGRAM CANCELLED BY NCLM
Open Air Gym Improvements	Harmon Field	25	\$10,000	DOMINION ENERGY	NOT APPROVED
Lake Lanier Dam Rehab Project	Water & Sewer	61	\$900,000	FEMA/SCDHEC	APPLICATION SUBMITTED NOVEMBER 7, 2024
Woodland Park Improvements	Woodland Park	70	\$1,200	POLK COUNTY APPEARANCE \$1,500 COMMISSION	APPROVED; WORK TO BE DONE PRIOR TO MAY 31, 2024
Fire Rescue Equipment and Radios	Fire	20	\$25,000	CAROLINA FOOTHILLS \$0 FOUNDATION	AWARDED OCTOBER 24, 2024
Downtown Bicycle Racks	Downtown	10	\$1,600	\$1,600 BLUE RIDGE BICYCLE CLUB	AWARDED MARCH 2025
FEMA Advance Assistance Grant	Harmon Field	25	\$360,000	\$40,000	AWAITING APPROVAL FROM FEMA
Disaster Relief Grant	Fire	20	\$50,000	OFFICE OF STATE FIRE \$0 MARSHALL	AWARDED AUGUST 11, 2025
Tryon Cemetery Beautification Project	Tryon Cemetery	80	\$8,800	POLK COUNTY COMMUNITY \$11,200 FOUNDATION	AWARDED
Rogers Park Enhancements	Rogers Park	70	\$7,600	POLK COUNTY COMMUNITY \$2,735 FOUNDATION	AWARDED
Rogers Park Celebration	Rogers Park	70	\$7,700	POLK COUNTY COMMUNITY \$0 FOUNDATION	AWARDED
Emergency Generators (PW, Hogback, Warrior)	Water & Sewer	61	\$284,995	HAZARD MITIGATION \$0 GRANT PROGRAM	SUBMITTED OCTOBER 31, 2025
Sewer Trunk Main Flood Mitigation & Replacement	Water & Sewer	61	\$265,000	DISASTER RELIEF AND \$0 MITIGATION FUND 2025	SUMMITTED NOVEMBER 26, 2025
Sour Ridge Rd Hwy 176 Water Main Replacement	Water & Sewer	61	\$953,000	DISASTER RELIEF AND \$0 MITIGATION FUND 2025	SUBMITTED NOVEMBER 26, 2025

Central Waterline Project	Water & Sewer	61		\$245,000	DISASTER RELIEF AND \$0 MITIGATION FUND 2025	SUBMITTED NOVEMBER 26, 2025
Jervey Road Sewer Replacement Project	Water & Sewer	61		\$239,800	DISASTER RELIEF AND \$0 MITIGATION FUD 2025	SUBMITTED NOVEMBER 26, 2025
Lake Lanier Dam Rehab Project	Water & Sewer	61	EMA-2024-GR-05016	\$5,853,542	SC DEPARTMENT OF ENVIRONMENTAL TBD RESOURCES	AWARDED JANUARY 2026
TOTAL ALL GRANTS				\$15,892,076	\$714,508	

January 2026: TPD Calls for Service

Business Checks	120		House Checks	101
Community Checks	44		Foot Patrol	1
Assist LEO	16		Assist FD/EMS	5
Assist Other/PW	3		Assist Public/Stranded Vehicle	15
Traffic Stop	39		C&R/Traffic Hazard	6
Traffic Control	13		Checkpoint	0
Parking Complaint	0		Training	1
Ordinance Related	1		Golf Cart Related	0
MVA PD report only	5		MVA w/ Person Injured	0
Hit & Run	0			
Suspicious Person	5		Suspicious Vehicle	26
Suspicious Activity	0			
DA's office	0		Warrant	0
Mag's Office	0		Court/Courthouse	1
Alarm, Residential	1		Alarm, Bank	1
Alarm, School	0		Alarm, Commercial	2
Open Door	1			

Abuse	0		IVC/Mental Subject	2
Animal	1		Larceny	0
Assault	1		Littering/Trash	0
B&E	2		Missing Person	0
Citizen Contact	5		Noise Complaint	2
Civil Related	1		Notary Related	7
Disturbance	3		Property Damage/ Vandalism	0
DOA/Death	2		Recover Stolen Property	0
Domestic	3		Repo	0
Drug Related	0		Road Closed/Blocked	0
Escort	4		Shots Fired	0
Follow Up/Investigation	14		Special Event	0
Found Property	0		Stolen Vehicle	1
Fraud	1		Suicide: Threatening/Attempting	0
Harassment/Threats	0		Trespassing	1
Health & Welfare Check	4		Vagrancy	0
Improperly Parked Vehicle	0		911 Hang-up/Silent	2
Intoxicated Person	1			

LEO: Law Enforcement Officer

FD/EMS: Fire Department/ Emergency Medical Services

PW: Public Works

C&R: Careless & Reckless Driving

MVA: Motor Vehicle Accident

DA: District Attorney

Mag: Magistrate

B&E: Breaking and Entering

IVC: Involuntary Commitment

Agenda Item Summary Sheet



Meeting Date: February 17, 2026	Agenda Item Number: 16a
Submitted By: Emily Dale, Town Clerk	
Attachments: Water Interconnect Budget Ordinance	

Topic: Interconnect Water Loan Payoff

Requested/Recommended Action & Motion: Approve Water Interconnect Loan Budget Ordinance

Summary Explanation & Background: At the October 17, 2023 meeting the Board authorized staff to utilize State Budget Appropriation to pay off the remaining balance on the Interconnect Loan between Tryon, Columbus and Saluda. The Town received those funds on September 20, 2024 in the amount of \$768,292.67. Per the State those funds were to pay off the existing loan in the amount of \$165,152.93 (Tryon's portion). On May 20, 2025 the Board authorized pay down on the existing water plant loan in the amount of \$400,441 which were paid on May 28, 2025. The remaining \$202,699 is to satisfy the FY26 Principal and Interest payments. The Board has already authorized the payments; however, a budget ordinance needs to be created in order to properly comply with North Carolina Office of State Budget and Management.

Fiscal Impact:

**TOWN OF TRYON
WATER INTERCONNECT
DIRECTED PROJECTS GRANT, 2023 APPROPRIATIONS ACT, SESSION LAW 2023-134
PROJECT NO. WIF-1068**

CAPITAL PROJECT BUDGET ORDINANCE

Be it **ORDAINED** by the Town Board of the Town of Tryon, North Carolina, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Budget Ordinance is hereby adopted.

Section 1: The Project authorized is the Water Interconnect.

Section 2: The officers of this unit are hereby directed to proceed with the grant project within the terms of the board resolution, grant documents, the rules and regulations of the Division of Water Infrastructure (DWI), and the budget contained herein.

Section 3: The following amounts are appropriated for the project revenues:

Directed Project, 2023 Appropriations Act, Session Law 2023-134	\$768,292.67
Total	\$ 768,292.67

Section 4: The following amounts are appropriated for the project expenses:

Loan Payments	\$ 768,292.67
Total	\$ 768,292.67

Section 5: The finance officer is hereby directed to maintain for the Water Interconnect Project the sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

Section 6: Funds may be advanced from the Water and Sewer Fund for the purpose of making payments as due. Reimbursement requests should be made to the State grantor agency in an orderly and timely manner. Compliance with all federal and state procurement regulations is required.

Section 7: The finance officer is directed to report, on a quarterly basis, on the financial status of each project element in section 4 and on the total grant revenues received or claimed.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

Section 9: Copies of this project ordinance shall be furnished to the Town Clerk, the Budget Officer, and the Finance Officer for direction in carrying out this project.

Adopted this the ____th day of February 2026 at Town of Tryon, North Carolina.

ATTEST:

Alan Peoples, Mayor

Emily Dale, Town Clerk

DATE: February 17, 2026

TO: Mayor and Tryon Board of Commissioners

FROM: Jim Fatland, Town Manager, NCCLGFO, CPFO

SUBJECT: Lake Lanier Dam Rehab Project—Grant Award for Design/Construction

BACKGROUND: As you know, I have been working with South Carolina Department of Environmental Services (SCDES) Dam Safety Program on Lake Lanier Dam since my hiring as your Town Manager. Lake Lanier Dam is over 100 years old and the need to rehab has been a top priority. A copy of staff report to the Tryon Board of Commissioners dated January 16, 2024 is attached for your information. The Town Board approved the Lake Lanier Dam Rehab Project Ordinance on March 19, 2024.

In order to submit a solid application, the Town of Tryon retained Cranston Engineers to do a Lake Lanier Dam Assessment along with an Alternative Analysis. The Town of Tryon also retained Kurt Wright, P.E, and Labella Engineers to prepare the grant application. Subsequent to the filing of the application, Kurt Wright has notified the Town of his retirement.

A Resolution Authorizing the filing of an application for FEMA Funding was approved by the Tryon Board of Commissioners August 6, 2024. SCDES reported that there were several delays in the processing of grant applications under the FEMA Funding Program.

The Town of Tryon has been notified by the South Carolina Department of Environmental Services for a Federal Grant Award totaling \$5,853,542. The FEMA grant award requires a 35% local match for design and construction.

Federal and State Procurement requires a RFQ selection process for design engineers. Staff recommends that Will Rice, Water Funding Financial, be retained for this project. Will Rice recently assisted the Harmon Field Board in the selection process for architects for the Harmon Field Board of Supervisors.

RECOMMENDATION:

- 1) Accept Grant Award for Federal Funding in the amount of \$5,853,542
- 2) Amend Lake Lanier Dam Rehab Project Ordinance
- 3) Retain Will Rice, Water Funding Financial, to assist in RFQ Process for Design Engineers at cost not to exceed \$1,000.
- 4) Authorize staff and Town of Tryon consultants to seek additional funding for the local match requirement for the FEMA grant

FISCCAL IMPACT: The FEMA Grant requires a 35% local match. The estimated local match for design engineering services is \$250,000.

DATE: January 16, 2024

TO: Mayor and Tryon Board of Commissioners

FROM: Jim Fatland, Town Manager, NCCLGFO, CPFO

SUBJECT: Professional Engineering Services for Lake Lanier Dam Rehab Project

BACKGROUND: As you know, I have been working with SCDHEC Dam Safety Program on Lake Lanier Dam. A meeting was held on June 8, 2023 at the Depot Community Room with SCDHEC along with representatives of the Army Corps, SCDOT, NCDEQ, Town of Tryon, CDM Smith Engineers and Cranston Engineering.

I have continued my communication with SCDHEC and have been apprised of the following.

- FEMA will be providing grants for dam safety projects along with the Bipartisan Infrastructure Law at the State Level.
- SCDHEC will be making applications with FEMA and SC Emergency Management with the Bipartisan Infrastructure Law. Deadline for states is February 29, 2024.
- Since Lake Lanier is in SC, we have been approved to submit applications to the above-mentioned agencies
- As requested by SCDHEC, I attended SC FEMA Grant Training Classes in Columbia SC on September 20, 2023

SCDHEC Dam Safety is informing owners and operators of state-regulated High Hazard Potential Dams (HHPDs) that the Federal Emergency Management Agency (FEMA) released its Notice of Funding Opportunity (NOFO) for the Federal Fiscal Year (FFY) 2024 HHPD grant cycle on November 6, 2023.

SCDHEC intends to apply for this grant opportunity as the State Administrative Agency (SAA) for South Carolina. This year's grant presents a significant increase in the federal government's effort to investment in projects to reduce the risk posed by High Hazard Potential Dams across the country. The Infrastructure Investment and Jobs Act (also known as the Bipartisan Infrastructure Law) infused **\$585 million dollars** into the program, which FEMA will release over 3 grant cycles, with **\$185,120,000** investment in dam safety to be spread amongst the states this year. South Carolina will not know our allotment of the investment until FEMA receives all state applications, reviews the states' lists of eligible dam, and allocates the total funds based on a pre-established formula (see NOFO at link above for more information).

Before SCDHEC can begin accepting applications for sub-awards the State must apply for and receive a grant award from FEMA. Following receipt of the FEMA award, SCDHEC will issue its own Notice of Funding Opportunity, which will represent the start of the sub-award application period. An estimated schedule for the FY2024 HHPD grant cycle is shown below:

- February 29, 2024 – Deadline for grant applications by the states to FEMA
- April 2024 (est) – FEMA notifies SCDHEC of its grant award
- May 2024 (est) – SCDHEC issues a Notice of Funding Opportunity* and begins accepting sub-award applications
- July 2024 (est) – SCDHEC deadline for sub-award applications
- August 2024 (est) – SCHDEC submits proposed sub-awards to FEMA for approval
- October 2024 (est) – FEMA approval of proposed sub-awards
- December 2024 (est) – DHEC executes sub-awards (i.e., funds become available)

The Town of Tryon retained Cranston Engineering to prepare a report on Lake Lanier Dam Assessment. The report was completed in March 2021. One of the FEMA grant application requirements to be completed is Lake Lanier Dam Alternatives Analysis. Cranston Engineering has submitted a proposal to the Town for consideration. This analysis will help the Town in determining the best means of making improvements to the dam so to address identified in the Lake Lanier Dam Assessment Report previously completed by Cranston Engineering.

RECOMMENDATION:

- 1) Request Proposal from SDG Engineers to prepare grant application for FEMA Funds from SCDHEC and to prepare RFQ for Design Engineers for the Lake Lanier Dam Rehab Project
- 2) Approve proposal from Cranston Engineers to prepare Lake Lanier Dam Alternatives Analysis at cost not to exceed \$76,720

FISCCAL IMPACT: Source of funds is Water & Sewer Fund Balance Appropriation

**TOWN OF TRYON
LAKE LANIER DAM REHAB PROJECT**

CAPITAL PROJECT BUDGET ORDINANCE AMENDMENT NO. ONE

Be it **ORDAINED** by the Town Board of the Town of Tryon, North Carolina, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Budget Ordinance is hereby adopted.

Section 1: The Project authorized is the “**LAKE LANIER DAM REHAB PROJECT**” to be to be financed from FEMA funds for dam safety projects along with Bipartisan Infrastructure Law (BIL) along with local matching funds from the State of North Carolina, State of South Carolina and Town of Tryon.

Section 2: The officers of this unit are hereby directed to proceed with the grant project within the terms of the board resolution, grant documents, the rules and regulations of the State of South Carolina DHEC, NCDENR, FEMA and the budget contained herein.

Section 3: South Carolina Department of Environmental Services has notified the Town of Tryon that Federal Grant Award totaling \$5,853,542 for design and construction; and

Section 3: The following amounts are appropriated for the project revenues:

Transfer from Town of Tryon Water & Sewer Fund	\$143,220
SRF Loan/Grants	3,146,458
FEMA Grant Award	<u>5,853,542</u>
Total	\$9,143,220

Section 4: The following amounts are appropriated for the project expenses:

Engineering, Administration, and Construction Services	
Alternative Analysis (Cranston Engineering)	\$76,720
Grant Application with FEMA/SCDHEC (SDG Engineers)	\$66,500
Design Engineering and Construction	<u>9,000,000</u>
Total	\$9,143,220

Section 5: The finance officer is hereby directed to maintain for the “**LAKE LANIER DAM REHAB PROJECT**” the sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

Section 6: Funds may be advanced from the Water and Sewer Fund for the purpose of making payments as due. Reimbursement requests should be made to the State grantor agency in an orderly and timely manner. Compliance with all federal and state procurement regulations is required.

Section 7: The finance officer is directed to report, on a quarterly basis, on the financial status of each project element in section 4 and on the total grant revenues received or claimed.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

Section 9: Copies of this grant project ordinance shall be furnished to the Town Clerk, the Budget Officer, and the Finance Officer for direction in carrying out this project.

Project Ordinance hereby amended this the 17^h day of February 2026 at Town of Tryon, North Carolina.

✓

Alan Peoples, Mayor

ATTEST:

✓

Emily Dale, Town Clerk

AGENDA ITEM

DATE: February 17, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager

SUBJECT: NC LWCF Grant Application Zieglar Field Vaughn Creek

BACKGROUND: The Town of Tryon Parks Committee, at their regularly scheduled meeting held on February 10, 2026, approved submitting an application with the NC Land Water Conservation Fund (LWCF).

The grant application will be a planning grant to address stream restoration of Vaughn Creek that traverses Zieglar Field. If approved, the planning grant will clearly define the steps necessary for a stream restoration grant for Vaughn Creek at Zieglar Field. The area is the former site of a landfill, as such, a planning grant will significantly improve the subsequent grant application for the stream restoration project.

The Planning Grant requested from the NC LWCF is \$75,000 with a \$20,000 local match requirement.

The Stream Restoration Grant that would follow the Planning Grant does not require a local match since the grant requires Town to provide a 50-foot conservation easement on both sides of Vaughn Creek.

PARKS COMMITTEE RECOMMENDATION: Authorize Conserving Carolina to submit Planning Grant Application for Vaughn Creek Stream Restoration at Zieglar Field

FISCAL IMPACT: The Parks Department Budget has \$14,000 in unspent funds in their FY26 Budget. Additional \$6,000 will be included in FY27 Budget Recommendations.