

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
February 17, 2026 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

Brad Gordon, Harmon Field Superintendent Scott Holt, Police Chief

William Morgan, Town Attorney

Mayor Peoples called the work session to order.

Commissioner Morris provided an update on the implementation of the new Personnel manual. She also stated that while cross training is being utilized, she would like to see some information regarding succession planning. The relationship between Tryon Downtown Development and the Town was discussed also.

Commissioner Crowell brought up Lake Lanier. He expressed his desire for a moratorium on construction at the lake until things can get sorted out. The main problem is since the lake is in South Carolina our attorney is not able to litigate or draw up paperwork there. The Board as a whole expressed a desire for Town Attorney Morgan to bring back hard evidence of what the Board is allowed to do at the lake.

Mayor Pro Tem Crowe wanted to provide a special thank you to the Town employees for their work during the storm especially with clearing the roads.

Commissioner Lambakis stated that she was working with Fire Chief Connell on creating a CPR/First Aid training event that is open to the public. A citizen mentioned that some religious institution can provide training and help usually at no cost.

Mayor Peoples entertained a motion to adjourn the work session. Motion made and carried unanimously.

**TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
February 17, 2026 7:00 PM**

Present: Mayor J. Alan Peoples

Mayor Pro Tem Skip Crowe

Commissioners Present: Bill Crowell, Tracie Morris, Julie Lambakis

Staff Present: Jim Fatland, Town Manager
Emily Dale, Town Clerk
Scott Holt, Police Chief

Tim Daniels, Assist. Town Manager
Brad Gordon, Harmon Field Superintendent
William Morgan, Town Attorney

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

Commissioner Morris requested Item 16a (closed session for personnel) be added to the agenda. Town Attorney Morgan requested item 16b (closed session for attorney/client privilege) be added. The Board also had a consensus to move Item 11a (lake lanier permitting process) to Item 15f. Commissioner Morris moved to adopt the agenda with the named changes. Motion carried unanimously.

V. CONSENT AGENDA ADOPTION

Commissioner Crowell moved to adopt the consent agenda. Motion carried.

VI. HELENE DAMAGES AND RESTORATION UPDATE

Harmon Field Superintendent Brad Gordon shared that the FEMA aspect at Harmon Field is winding down. There are a few more projects in the works, mainly contents. The biggest aspect right now is the 428 project which is currently advancing through the process.

VII. STREET PARKING ORDINANCE

Planning Director Tim Daniels presented a proposed ordinance 98 for parking at a single family or duplex dwelling. The ordinance proposed restrictions on the number of vehicles allowed to be parked at one's residence. The goal of this ordinance is to preserve the character and character of residential neighborhoods. The Board expressed a desire for the ordinance to be posted on the website for the public to see. A fee of \$100 per day was mentioned in conjunction with violation of the proposed ordinance. Several citizens expressed a concern regarding the number of vehicles especially if they were having a party or gathering at their home. Mayor Peoples stated the main purpose is the vehicles in spots for extended periods of time. The hope is that common sense would be used by citizens and town staff alike. Ultimately, the Board decided it was best to have public input before voting on the matter. A special public comment section will take place at the March 17 meeting with it being advertised in the bulletin by Town Clerk Dale.

VIII. HISTORICAL PRESERVATION COMMISSION BY-LAWS AMENDMENT

Assistant Town Manager Tim Daniels presented a recommendation from the Historic Preservation Commission regarding a change in the bylaws. The Commission would like to expand the number of members from 5 to no more than 7. The hope is to aid in the ability to have a quorum as well as more individuals to review documents. Commissioner Crowell moved to amend the bylaws that the Commission shall consist of at least five but no more than seven members. The motion carried unanimously.

IX. AUDIT UPDATE

Town Clerk Dale stated that the Town was in need of signing an amended Audit Contract in order to comply with the Local Government Commission. The new contract would have an end date of February 27, 2026. Commissioner Lambakis moved to approve the amended contract. Motion carried unanimously.

X. DOWNTOWN UPDATE

Assistant Town Manager Daniels stated that the Chilli Cook Off would happen on Friday February 27 from 5-7. There will also be a dedication for the Buck at the Depot. This kicks off the partnership between the Town and Tryon Arts and Crafts.

Two street closures were also presented. The first was Melrose Ave from Chestnut St to Pacolet St on Saturday, March 21 from 9 am to 3 pm for Super Saturday. Commissioner Crowell moved to approve the street closure. The motion carried unanimously. The second closure was Trade St. from New Market Rd

to Palmer St on Saturday, March 28 from 12 pm to 1:30 pm for Tryon April Fools. Commissioner Crowell moved to approve the street closure and the motion carried unanimously.

XI. MINIMUM HOUSING/PLANNING UPDATE

Daniels provided the minimum housing update. Daniels stated that the Jackson Street Extension House will cost around \$30,000 to remove due to the presence of asbestos. Daniels is working with the owner to see if they are able to handle the demolition. He is hopeful that he will not have to place lien on that property. Daniels also provided an update after the recent Eastside Advisory Committee meeting. Potholes were addressed and the Streets department will be compiling a list and working on those as soon as the weather warms up. A notice of violation concerning the trash at the residence on Vista Terrace was also issued.

The Board had questions regarding the number of liens the Town had. The process behind those liens and decisions from past Boards were also discussed.

XII. COUNCIL/MAYOR REPORT

Commissioner Morris wanted to thank everyone for coming out and all the hard work by staff during the recent storms.

Commissioner Lambakis wanted to thank the staff for all the work during the storm, especially the streets crew for their efforts.

Commissioner Crowell thanked staff for all the time and effort they put in as well as citizens for coming out.

Mayor Pro Tem Crowe echoed the words of his fellow Commissioners. Crowe also mentioned that the Kudzu eradication efforts will be ramping up soon. They are hoping to replicate the program from Flat Rock and form a committee to help. Daniels is working with them to help get a document pulled together and once it is available the Town will get it circulating or posted on the website.

Mayor Peoples highlighted the effort of the Town's staff during the storms. Several employees slept at the fire department and upstairs to ensure they were able to respond to calls and help plow the streets. Other employees came in with their children to ensure they were able to work and keep the Town running. The citizens should know how lucky they are to have staff that cares that much.

XIII. CITIZEN COMMENTS AND RESPONSES

Anne Day: Recognize Brad Gordon for receiving the Duke Power Citizenship and Community Service Award.

Gary Heim: Question regarding the strip of gravel to the side of the road near the paved road at his house. He would like to know who owns that, is there are right of way, any restrictions on the use of that area? The Board discussed the various right of lengths that the Town has a right to.

Kam Kammerer stated that these questions were stemming from the resident in Vista Terrace. Apparently, the US Postal Service has issues with delivering the individual mail so the individual moved his mailbox across the street on to someone else property.

The Board and Town Attorney Morgan stated that more than likely if the request was made by the Postal Service and complied with their restrictions then the placing of that mailbox would fall into the right of way granted to Towns and State/Federal agency.

Harriet Hudson: She would like an update on the parking area adjacent to the History Museum. Daniels stated that Town Manager Fatland did meet with the property owners regarding the Town leasing that areas and that the owners were not interested in that. Daniels also stated that there is currently not an ordinance in place to prevent the use of private property being used as paid parking in that area.

Hudson also had a question regarding signage about the Vistors center. The Town is supposed to be replacing the temporary sign with a permanent version. She expressed concern regarding the style of the new sign given that the new sign on the corner can be hard to read and hopes that will be adjusted.

The Vista Terrace neighbors also expressed concern for their neighbor and his ability to receive notification and information regarding the parking situation. Daniels stated he would work with Chief Holt to make sure information was hand delivered to him.

XIV. CONTINUE MEETING TO WEDNESDAY, FEBRUARY 25 AT 2:30pm

Mayor Peoples entertained a motion to continue the meeting until Wednesday, February 25 at 2:30pm. Commissioner Morris so moved and the motion carried.

CALL TO ORDER OF CONTINUED MEETING

Mayor Pro Tem Crowe called the continued meeting to order at 2:30pm. Town Staff indicated there were updates to the agenda. This included removing item 15b adding 15g (AARP Grant) and 15h (Asset Inventory and Assessment Grant for Water and Sewer Plants). Commissioner Lambakis made a motion to amend the agenda with the aforementioned changes and the motion carried unanimously.

XV. FINANCE AND GRANT ITEMS

Town Clerk Dale presented the FY25 Project Budget Ordinance for the Interconnect Loan. Dale stated this ordinance stemmed from a project that had already been funded and completed; however, in order to comply with standards from the North Carolina Office of State Budget and Management the Board

needed to pass a project ordinance. Commissioner Morris made a motion to adopt the project ordinance and the motion carried unanimously.

Town Manager Jim Fatland stated that the Town had been approved for a design grant for Lake Lanier in the amount of \$5,853,542. He is proposing that the Board accept the grant. After minimal discussion regarding the Request for Qualifications process the board came to an agreement. Commissioner Morris made a motion to accept the Grant Award, amend the current Lake Lanier Dam Rehab Project Budget Ordinance, retain Will Rice for assistance at a not to exceed of \$1,000 and authorize staff and Town consultants to seek additional funding for the local match requirement. The motion carried unanimously.

Town Manager Fatland provided an update regarding Zieglar Field and Vaughn Creek based on recommendation from the Parks committee. There is a grant available through NC Land Water Conservation Fund (LWCF) to aid in the restoration of that area. In exchange Conserving Carolina would be granted a 50-foot easement on both sides of Vaughn Creek which would aid in Stream Restoration. Fatland explained the local match would be \$10,000 for the initial assessment of the area with the grant covering up to \$75,000. Once areas for clean up have been identified, Conserving Carolina would step in and do the actual cleanup. Commissioner Crowell made a motion to authorize Conserving Carolina to submit a Planning Grant application for Vaughn Creek Stream Restoration at Zieglar Field. The motion carried unanimously.

Town Manager Fatland stated that he would like to make a Community Project Funding Request to our local Congressmen. The project would be for bringing the Saluda Grade Trail from the South Carolina line to Lockhart Street. The Town is requesting \$3,000,000 to connect this portion of the trail with the request being with the Transportation, Housing and Urban Development sector of the Federal Government. Commissioner Lambakis made a motion to request the funding as describe. The motion carried unanimously.

The Board discussed Lake Lanier. There was conversation regarding the moratorium on building permits. The Board would like to no longer be responsible for “policing” the lake as far as building/construction. Since the Town is a property owner at the lake and not truly a governing body, they would like for the regulations to be amended. The hope is to turn over the regulating of the lake to either the Homeowners association or Greenville County. The Board would like to see a moratorium put into place until this matter can be sorted out. Commissioner Crowell made a motion for a date to be set for a public hearing on a moratorium on permits issued for the lake. The motion carried unanimously with Town Clerk Dale and Town Attorney Morgan to work on which dates work in order to comply with General Statute.

Assistant Town Manager Daniels presented the AARP Grant to the Board. This grant allows for the purchase of items to help communities become more livable by improving housing, public places, etc. Staff would like to apply for the grant to compile emergency preparedness kits for 100 residents. The Board discussed the various contents of the kits along with potential cost. Ultimately, the board decided to use the grant to purchase Hand Crank Emergency radios with solar charging, led flashlight and USB ports. Commissioner Morris made a motion that staff apply for the grant for up to \$7,500 to purchase as many radios as possible. The motion carried unanimously.

Town Manager Fatland provided the Manager's Report. This report focused on the recent ice storms. Fatland stated that Mayor Peoples signed emergency declarations for both storms opening the door up for any potential FEMA funds. Fatland wanted to extend a special thank you to Tim Daniels. Daniels held daily briefing meetings to ensure supplies were ordered, equipment was serviced and ready to go, along with all staff members being on the same page. All of the generators were topped off and Daniels was able to orchestrate the delivery of a back up generator as well. Daniels ensured an additional generator was available for Hogback Mountain and Warrior Mtn pump stations so no citizens would be without water. Fatland reported the Town also experienced a significant water break near Rogers Park. The water department was able to fix the leak and also assisted the fire dept and streets crews with cleanup of Trade St. Overall, Fatland was very impressed by the efforts of Town staff during these events.

XVI. CLOSED SESSION

Commissioner Crowell made a motion to enter in to closed session.

XVII. MOTION TO ADJOURN

Mayor Pro Tem Crowe entertained a motion to adjourn. Motion was made and carried unanimously.