TOWN OF TRYON
BOARD OF COMMISSIONERS
DEPOT COMMUNITY ROOM
AUGUST 18, 2026

6:30 PM WORK SESSION

7:00 PM REGULAR MEETING

All items are for discussion and possible action

1. Call to Order-Mayor Peoples
2. Invocation-
3. Pledge of Allegiance-Mayor Pro Tempore Skip Crowe
4. Agenda Adoption-Mayor Peoples
5. Special Presentation: Swearing In Of New Tryon Police Officer Nathan Mann
6. Consent Agenda Adoption-Mayor Peoples
   a. Tourism Board Minutes
   b. Town Board Minutes June 16, 2026
   c. Harmon Field Board Minutes
   d. Cemetery Minutes
   e. Tax Reports
   f. Financial Report for June 30, 2026 (Unaudited)
   g. Financial Report for July2026
   h. Town Board of Commissioners Annual Meeting Schedule
   i. FY26 Budget Amendment No. Five
   j. Police and Fire Reports for June and July
7. FINANCE AGENDA ITEMS
   a. New Radio Purchase for Tryon Fire Department-Fire Chief Josh Connell
   b. FY27 Budget Ordinance Amendment No. One-Jim Fatland
8. WATER AND SEWER INFRASTRUCTURE ITEMS-Jim Fatland
   a. Water & Sewer Grant Applications “Renew NC CDBG Disaster Recovery Program”
   b. Water & Sewer Grant Applications “FEMA Hazard Mitigation Projects”
   c. Advertise for Construction Bids for Jervey Road Sewer Project
   d. Advertise for Construction Bids for Sourwood Ridge/176 Water Main Project
   e. Modeling Management Services Agreement with Withers Ravenel Engineers
   f. Authorize Grant Application for Sewer Treatment Plant
   g. Authorize Grant Application for Water Treatment Plant
   h. Authorize Grant Application for AIA Water Treatment and Sewer Treatment Plants
9. De-Annexation of 302 & 304 Harmon Field Road-Tim Daniels
10. Minimum Housing/Planning Update
    a) Ordinance Amendment
11. Board Appointments-None
12. Downtown Update
13. Set Special Meeting Date for August 28, 2026 at 10AM at Tryon Town Hall McCown Room
14. Citizen Comments
15. Town Manager Report-Jim Fatland
16. Council/Mayor Report
17. Motion to Adjourn

Tryon Tourism Development Authority
Minutes
March 2, 2026

Chairman Siler called the meeting to order at 4:37 pm at Tryon Town Hall with 4 members present

Members Present: Steven Siler, Chairman; John Vining; Jennifer Matthews; Bill Crowell, Tryon BOC Representative

Members Absent: Melanie Jackson; Maria Mason-Freeman

Staff Present: Lourdes Gutierrez, TDDA Director; Tracey Daniels, Website/Social Media Coordinator; Dulcie Juenger, Secretary

Approve Minutes from February 9, 2026

Crowell made a motion to approve the minutes as presented. Vining seconded the motion. Motion was approved by a vote of 4-0

Approve the Financial Report for January 2026

The TTDA Fund FY2025-2026 financial report for January 2026 was reviewed.

As of January 31, 2026 Total Revenue was $12,156.31 (26.43% of Budgeted Total Revenues), Total Expenditures were $14,383.00 (31.27% of Budgeted Total Expenditures) and Ending Cash Balance was $44,342.48
Siler made a motion to accept the financials as presented. Vining seconded the motion. Motion was approved by a vote of 4-0

PR Package Discussion

Siler reporting: Marketing packets focusing on the four pillars, Equine, Culinary, Arts & Legacy, Outdoor Recreation. These 4 pillars embody the majority of events and attractions in the area, hub & spoke approach with Tryon as the hub. Crowell asked how this would be accomplished, Siler proposes that it will be entirely web based, with email capture to create the database. Distribute it via quarterly newsletter. A more cohesive calendar of events. Siler will create sample packets to distribute to the board.

Saluda Grade Rail Trail

Gutierrez Reporting: Spring Forum for the Saluda Grade Trail project is scheduled for April 23, 2026, from 5:30-7:30 p.m. at Polk County High School. Town Manager Fatland is actively seeking funding for the Lockhart to the SC state line section. SC is fully funded on their end.

Website & Social Media Update:

Daniels Reporting: Social Media 8-10 posts per week, 20,000+ views, most liked post was the opening of Pearson's Falls scheduled for later this summer, other popular posts were Nina Simone birthday, Chili-Cookoff. Website updates, Daniels met with Big Boom and the new websites are coming along and should be complete by April. Daniels is going through every business listing and making any edits. If a business would like to update photos or a business listing, please reach out. Daniels answered 4 travel & tourism questions. Blogger is coming to Tryon in April to feature the town. Pour Tour planning is being handed over to TDDA Promotions committee, hopefully it will be scheduled to coincide with 4th Friday in April. A non-alcoholic tour is in the works.

Other Business

No new business.

Meeting adjourned at 5:17.

Confirm Date for Next Regular Meeting

Next meeting is scheduled for April 13, 2026 at 4:30 pm at Tryon Town Hall , McCown Meeting Room

Prepared by

Dulcie Juenger
Secretary

Approved

Steven Siler
Chairman

TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
June 16, 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: Jim Fatland, Town Manager; Tim Daniels, Planning Director/Assist. Town Manager
Emily Dale, Town Clerk; Josh Connell, Fire Chief
Scott Holt, Police Chief; William Morgan, Town Attorney

Mayor Peoples called the work session to order at 6:30pm. The following topics were discussed during the work session.

Commissioner Morris expressed concerns regarding weekend trash pickup. Street Supervisor Chuck Sherbert stated that trash pickup is done on Saturday mornings around 5:00am. Commissioner Crowell suggested maybe the merchants need to utilize the dumpsters instead of packing trash into the trash cans on the side walk.

Commissioner Morris also expressed a desire to her fellow commissioners that in the event a closed session meeting results in an open session vote that the closed session be moved to prior to the work session so that the public could attend that open session vote. There was much discussion among the Board and Town Attorney Morgan regarding this topic.

Commissioner Crowell stated the 250th flags that were put up throughout Town look great. He also wanted to add an item to the agenda regarding the Tourism board in light of recent quorum issues.

Commissioner Lambakis provided an update on the ADA parking spaces. Lambakis stated that the next spot would now be near the clock tower since the potential spot on Pacolet Street did not meet all of the requirements. There was a suggestion that the new website may contain a parking diagram to help assist those in need of ADA parking.

Mayor Pro Tem Crowe provided an update on kudzu in the Town. The proposed budget includes money to help citizens eradicate kudzu. A group of citizens are working on surveying the Town to identify hotspots and from there hatch a gameplan.

Mayor Peoples entertained a motion to adjourn, Commissioner Crowell so moved and the motion carried unanimously.

TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
June 16, 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	Tim Daniels, Planning Director/Assist. Town Manager
	Emily Dale, Town Clerk	Josh Connell, Fire Chief
	Scott Holt, Police Chief	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

Town Manager Fatland had two items that needed to be added. Jervey Road Sewer Rehab was added as Item 7a and Sourwood Ridge Rehab was added as 7b. The Tourism Resolution from the work session was added to Item 13b. Mayor Pro Tem Crowe made a motion to adopt the agenda with that update. The motion carried unanimously.

V. CONSENT AGENDA ADOPTION

Commissioner Lambakis made a motion to adopt the consent agenda. The motion carried unanimously.

VI. TROPICAL STORM HELENE DAMAGES/RESTORATION FINANCIAL UPDATE

Town Manager Fatland provided an update on the financials associated with Helene recovery. He reminded everyone of the transfer from the General Fund to the Helene fund and the receipt of three State loans. Upon review of the finances included pending funds from FEMA and outstanding payables. Fatland is recommending the Helene Fund pay back the $300,000 due to the General Fund and the

$380,504.91 due to the State for the loans. Mayor Peoples entertained a motion to repay the General Fund and the State in the amounts stated by Fatland. Commissioner Crowell so moved, the motion was seconded and passed unanimously.

VII. PUBLIC HEARING ON PROPOSED FY27 TOWN OF TRYON BUDGET ORDINANCE AND FEE SCHEDULE

Fatland stated since the budget was presented additional information had come in regarding some annual expenses. He stated Town Clerk Dale had been working on new Liability and Worker's Compensation Insurance quotes. Those quotes finally came in and Fatland is now presenting a budget that shows a 1 cent tax increase instead of the original budget with a 3-cent tax increase. Fatland also stated that the County approved their budget last night which included a 2-cent increase for the Fire Department and a subsidy for Harmon Field.

Mayor Peoples opened the public hearing.

Nancy Johnson spoke regarding FEMA funds allocated to the Town. There was much discussion regarding this process with it being stated no funds are received from FEMA without an approved project going through the entire process. If funds were dispersed, they were directly related to a submitted project and all of those monies were held in a separate fund.

Fatland and Mayor Peoples also clarified that there are several water and sewer grant projects in the works to help address problems. Mayor Peoples closed the public hearing at 7:30pm.

Mayor Peoples entertained a motion to adopt the budget with a one cent tax increase as presented tonight. Commissioner Crowell so moved, Lambakis second and the motion carried unanimously.

Fatland presented the Project ordinances for both Jervey Road and Sourwood Ridge Rd. These projects are funded through a grant from the NC Emergency Management Department. Fatland stated in the State of NC any time you have a project over multiple years it requires its own project ordinance. Commissioner Lambakis moved to adopt both of the project ordinances. Commissioner Crowell seconded and the motion carried unanimously.

VIII. FY26 BUDGET AMENDMENT NO FOUR

Fatland presented budget amendment number 4 to the Board. The Powell Bill fund needed to be amended to reflect and appropriation of fund balance. Funds were used to pay for the paving of School St.; however, the project was delayed causing the expense to roll into Fiscal Year 2026.

The Water Distribution and Water Plant budgets were amended due to increased consulting costs for Distribution and project delays for the Water Plant. Additionally, an extra payment was made on the Water Treatment plant loan. Distribution budget was increased by $30,000, water plant decreased by $47,053 and Debt increased by $17,053. No revenue or fund balance changes are needed.

Commissioner Morris moved to adopt budget amendment number four and the motion carried unanimously.

IX. RFQ SELCETION OF ENGINEER FOR LAKE LANIER DAM

Fatland stated the RFQ interviews for Lake Lanier Dam Rehab had been completed. Several firms were interviewed and the panel unanimously voted to recommend Schnabel Engineering LLC. The members of this firm have a great connection to the project already. Commissioner Morris moved to approve Schnabel Engineering LLC as the engineer for the Lake Lanier project, Commissioner Crowell so moved and the motion carried unanimously.

X. NCLM PROPOSAL FOR INSURANCE

Town Clerk Dale presented the proposal from the North Carolina League of Municipalities for Property, Casualty, Liability and Worker's Compensation Insurance. Dale had been working with NCLM and the current provider to gather quotes in order to address the increasing costs of insurance for the Town. The proposal came in showing savings in excess of $100,000 for the Town. Dale recommended to the Board to approve the proposal authorizing North Carolina Interlocal Risk Management Agency to provide insurance to the Town of Tryon for fiscal year 2026-2027. Commissioner Lambakis so moved, Commissioner Crowell so moved and the motion carried unanimously.

XI. EASEMENT FOR VAUGHN CREEK

Town Manager Fatland presented the easement for Vaughn Creek with NC DOT. Fatland reminded the Board that this easement was in conjunction with Conserving Carolina project regarding stream clean up at Vaughn Creek. The main goal of the easement is erosion control which will be done with rip rap. Fatland stated that after negotiations on the Town's behalf in exchange for easement the Town will be compensated $5,500. Mayor Peoples entertained a motion to agree to the easement in exchange for $5,500. Commissioner Crowell so moved and the motion carried unanimously.

XII. BOARD APPOINTMENTS

Town Clerk Dale stated there were several board appointments this month. All of the individuals are currently serving on their respective boards; however, their term runs out June 30, 2026 and they desire to be reappointed. The board appointments were as follows:

Steve Sloan: 4-year term on Harmon Field Board of Supervisors
Melanie Jackson: 2-year term on Tourism
John Vining: 2-year term on Tourism
Commissioner Bill Crowell: 1 year term on Tourism

Commissioner Lambakis moved to appoint the members as presented by Dale. Commissioner Morris so moved and the motion carried unanimously.

Commissioner Crowell presented a resolution to the Board to amend the Tourism Board. He stated that there have been issues achieving a quorum and the Board had not met in many months. The suggestion is to amend members from six to at least five but no more than seven. Additionally, given the potential of Tourism's merger with the County and the lack of fund balance it would be more practical to meet quarterly instead of monthly. Commissioner Crowell made a motion to adopt the resolution changing membership to at least five but no more than 7 and quarterly meetings. Commissioner Lambakis seconded and the motion carried unanimously.

XIII. DOWNTOWN IMPROVEMENTS/UPDATES

Downtown Director Gutierrez highlighted upcoming events ranging from Fourth Fridays to the Maker's Market at Harmon Field. She has also been working with NC Main Street Program on gathering information from the last council meeting. NC Main Street Program had access to a study regarding economic impact studies, especially associated with Local Historic Districts. She also reached out for a retail snapshot for the Town. If the Board desires the Foothills Retail Commission is happy to facilitate the process of a new economic impact study, additional a commercial rent rate study may be beneficial in understanding the business needs downtown.

XIV. MINIMUM HOUSING/PLANNING UPDATE

Assistant Town Manager Daniels presented his update. There was discussion regarding an ordinance change in regard to brush. Currently fees are calculated based on cubic feet. It would be easier for personnel and citizens alike if it were changed to truck load. The Board provided a consensus to Daniels to move forward with drafting a change.

Daniels also stated he felt the Town's Comprehensive Land Use plan could be updated. It is four years old and the School of Government suggests 5 to 10 years; however, with the Saluda Grade Trail coming in, it may be a good idea for the Town to get a jump on things. Again, the Board provided consensus for Daniels to start this process.

Daniels thanked Fatland and Council for allowing him to attend planning and zoning classes at the School of Government in May.

Dr. Joseph Fox addressed the Council regarding minimum housing. There was much discussion regarding the Town's process for this along with other projects. Mayor Peoples explained that the process is not as simple as everyone thinks and Daniels is required to follow a proper procedure and that procedure takes a long time. Peoples also addressed the fact that tearing down houses costs a lot of money and the Town rarely recoups those costs.

XV. TOWN MANAGER REPORT

Fatland thanked the Council for approving the budget. It addresses several fleet needs of the Town. Over the last five years the Town had spent in excess of $360,000 on vehicle repairs. He stated the Town will have to go through the Local Government Commission for loan approval and hopes to get that started in the fall.

XVI. COUNCIL/MAYOR REPORT

Commissioner Morris thanks the citizens for coming out and staying informed as well as staff.

Commissioner Lambakis thanked staff especially Chuck Sherbert for taking time with her regarding the sidewalks. She also thanked the admin staff for all of their hard work on the budget.

Commissioner Crowell thanked Town staff and Jim for the new budget. He expressed gratitude for Town Clerk Dale and all the work she does as well as Greg Miner on the Parks Committee.

Mayor Pro Tem Crowe echoed the praises of Crowell and thanked citizens for being informed.

Mayor Peoples thanked the staff and feels like this is the best staff the Town has had in a long time. He provided a special thank you to Dale for all of her work that she does that we know about and all the work she does behind the scenes. Nancy Gray was thanked for the work the cemetery committee has been doing cleaning up.

XVII. CITIZEN COMMENTS AND RESPONSES

Dr. Fox: Thanked Chuck Sherbert and his crew for assisting with placing Historical Markers throughout the Eastside community. The markers are part of a larger cultural project to document history in the neighborhood.

Nigel Stroud: Addressed a blind spot near Laurel and Melrose. He asked if any kind of mirror could be placed to assist.

Nancy Johnson: Mentioned a blind spot at the end of Berry St and expressed concerns regarding Zieglar Field. There was discussion centered about funding and lack of ability to build since Zieglar is in a flood plain.

Another citizen asked for an update regarding the At Home Next Door company from last meeting. Town Attorney Morgan stated he had drafted a memo to the Board and as it stands there is not a violation. Citizens would need to take it up with the licensing authority which is the State.

Ken Chelco: Expressed his anger towards the Council for water and sewer issues not being addressed nor the houses being torn down. Commissioner Crowell and Mayor Peoples explained that some of the sewer issues brought up were on private property and the town is not able to address those problems. The two also addressed the significant financial impact to the Town and thus the taxpayers to tear down houses.

XVIII. MOTION TO ADJOURN

Commissioner Morris made a motion to adjourn the meeting. Commissioner Crowell seconded and the motion carried unanimously.

Harmon Field Board of Supervisors
June 2, 2026
Minutes

Chairman Watson called the meeting to order at 6:00 pm at Tryon Town Hall with 5 members present

Members Present Warren Watson- Chairman; Jessica Glasscock; Steve Sloan; Steve Nelon; Rick Covil –Secretary/Treasurer

Members Absent: None

Staff Present Brad Gordon, Park Superintendent; Dulcie Juenger, Customer Service

Agenda Adoption: Nelon mad a motion to accept the agenda. Glasscock seconded the motion

Approve Minutes from May 5, 2026 Covil made a motion to approve the minutes. Sloan seconded the motion. The motion carried unanimously.

Approve the Financial Reports for April 2026
The Harmon Field Fund FY2025-2026 financial report for April 2026 was reviewed

As of April 30, 2026, Total Revenue was $394,948.05 (102.80 % of Budgeted Amount), Total Operating Expenditures were $275,637.02(72.76 % of Budgeted Amount), Total Capital Expenditures were $7,403.18 (137.10 % of Budgeted Amount), Total Expenditures were $283,040.20 (73.67 % of Budgeted Amount), and Ending (pre-audit) Fund Balance was $206,975.85

The Sanctuary at Red Bull Run Car Show Fundraiser Event: Superintendent Gordon reported that the event would be held on May 8, 2027. The event would provide mutual benefits to both Red Barn Run and Harmon Field, as the organizations would split the proceeds from the $20 per-car entrance fee. Estimated attendance is expected to exceed 200 vehicles. Both Harmon Field and Red Barn Run would promote the event, creating a mutually beneficial partnership. Chairman Watson asked if there was a consensus of the Board to move forward with the partnership opportunity and car show with Red Barn Run. The Board expressed unanimous support for the proposal.

TRHC Centennial Park at Harmon Field:
Superintendent Gordon reported that he met with landscape architect Mark Byington to review the project rendering and determine the most suitable location for the proposed project. Mr. Byington identified a site adjacent to the equestrian arenas as the preferred location. The Board was presented with a rendering of the project as well as a photograph of the proposed site for consideration.

Board members expressed a desire to be involved in the project's concept and design process. Questions raised by the Board included who would be responsible for long-term maintenance, the amount of space required, whether the project would impact parking, the overall size of the park, whether the project would detract from Harmon Field's equine heritage, and the anticipated maintenance requirements.

Superintendent Gordon stated that the maintenance burden on Harmon Field would be minimal and noted that TRHC has committed to providing volunteers to assist with ongoing maintenance. He also explained that parking would not be adversely affected, as additional parking will become available behind the equestrian facility once the barns are removed. Superintendent Gordon further noted the long-standing relationship between TRHC and Harmon Field. The Harmon Field Board has not voted to approve at this time and will form a sub-committee consisting of Glasscock and Covil to meet with TRHC at some point in July to review questions and concerns from the board and report back to the Harmon Field Board at the August meeting.

Schooling at Harmon Field-Review User Agreement/Rules: The Board reviewed the proposed Equine Schooling User Agreement and rules. Under the new agreement, users will have the option to reserve two-hour time slots on Mondays, Tuesdays, and Fridays for a fee of $35 per session. Users will be responsible for cleaning up and removing their own manure following use of the facility.

After discussion, Covil made a motion to implement the new user agreement on a trial basis and evaluate its effectiveness. Glasscock seconded the motion. The motion carried unanimously.

Foothills Humane Society/FHS Executive Director Kayla Shealey: Director Shealey spoke about the important role that FHS plays in serving the animals of Polk County. As a general rule, the adoption or sale of animals has not been permitted at events held at Harmon Field. Director Shealey requested that the Board reconsider this policy and allow an exception for FHS to facilitate pet adoptions at various events held at the facility.

Chairman Watson stated that he did not consider FHS pet adoptions to be equivalent to the sale of animals, noting that the organization's purpose differs significantly from that of a breeder selling animals. He expressed support for exempting FHS from the policy and suggested that consideration could be given to allowing similar activities by vetted 501(c)(3) organizations.

Director Shealey also proposed a kickball tournament and fundraising event at Harmon Field, to be held toward the end of the summer to support the construction of a new memorial puppy park at the shelter in honor of Ellis Miller.

Nelon made a motion to allow FHS to be the only organization permitted to conduct pet adoptions at Harmon Field events. Glasscock seconded the motion. The motion carried unanimously.

Red Wolfe Sculpture Donation: Superintendent Gordon presented additional information regarding a proposed sculpture donation by donor Eileen Ball Mehta, created by artist Dale Weiler, first proposed to the board in November 2025. The sculpture depicts a red wolf cub and is being donated in memory of Ms. Mehta's late sister.

The Board agreed upon a location near the playground entrance for placement of the sculpture. Superintendent Gordon noted that the selected location would be easily accessible for maintenance and groundskeeping.

The Board requested an opportunity to review the wording of the plaque again, that will accompany the sculpture before final approval. Ms. Mehta agreed to resubmit the proposed plaque text for the Board's additional review and consideration.

Superintendent Report: Superintendent Gordon Reporting-

- Superintendent Gordon reported that the Harmon Field Flea Market raised approximately $1,285. He requested that these funds be added to the Harmon Field Half Restricted Funds budget line and suggested renaming the account to the Harmon Field Events Restricted Fund, as the funds would be designated for specific park amenities or projects rather than general operating expenses.
  Chairman Watson expressed concern about restricting too much event revenue and suggested that only a portion of the proceeds from each event be allocated to the restricted fund.
  Superintendent Gordon further suggested that proceeds from the proposed Red Barn Run Car Show be designated for the purchase of a new public address (PA) system for the equestrian facility.

  Covil made a motion to restrict funds generated from the Harmon Field Half, Harmon Field Flea Market, Harmon Field Makers Market, and Harmon Field Fall Flea Market. Nelon seconded the motion.

- Harmon Field Half race committee will meet at the end of June to begin planning for 2027
- Painting: yellow posts, electric boxes that are not part of FEMA projects are being cleaned and painted black, scoreboard post is being painted to prevent rust, second coat of paint added to concession stand
- Weed control
- Playground mulching is underway
- Events: July 18-Makers Market so far 14 vendors signed up, September 26 is the Fall Flea Market, Will Barclift (TACS) and Superintendent Gordon are working on organizing a chalk art festival that will be held around the track or in the big parking lot behind TACS
- FEMA: Chairman Watson, Town Manager Fatland and Superintendent Gordon are meeting with Architecture Unlimited during the week of June 1 regarding the community center

- Open Air Gym: Superintendent Gordon met with local builder Chuck Britton to discuss the open-air gym repairs. Britton is meeting with his electrician to give a bid on all the electric work that needs to be completed.

- Rotary: Superintendent Gordon has a meeting scheduled to discuss some small-scale public events/fundraisers, possibly to include a "Back Yard BBQ" type fundraiser that wild be mutually beneficial.

Meeting was adjourned at 7:40

Submitted By:

~~Rick Covil~~ JAMIE CORN DUNN
Secretary/Treasurer

Approved By:

Warren Watson
Chairman

Harmon Field Board of Supervisors
July 7, 2026
Minutes

Chairman Watson called the meeting to order at 6:00 pm at Tryon Town Hall with 5 members present

Members Present Warren Watson- Chairman; Jessica Glasscock; Steve Sloan; Jamie Corn Dunn; Rick Covil –Secretary/Treasurer

Members Absent: None

Staff Present Jim Fatland, Town Manager; Brad Gordon, Park Superintendent; Dulcie Juenger, Customer Service

Agenda Adoption: Glasscock made a motion to adopt the agenda. Sloan seconded the motion. All in favor.

Election of Officers:
Chairperson: Sloan nominated Watson, Glasscock seconded the motion. All in favor.
Vice-Chairperson: Covil nominated Glasscock. Sloan seconded the motion. All in favor.
Secretary/Treasurer: Covil nominated Dunn. Sloan seconded the motion. All in favor.

Approve Minutes from June 2, 2026: Covil motioned to approve the June 2, 2026 minutes. Dunn seconded the motion. All in favor.

Approve the Financial Reports for May 2026
The Harmon Field Fund FY2025-2026 financial report for May 2026 was reviewed

As of May 31, 2026, Total Revenue was $401,567.81 (104.52 % of Budgeted Amount), Total Operating Expenditures were $303,199.31 (80.04 % of Budgeted Amount), Total Capital Expenditures were $7,870.83 (145.76 % of Budgeted Amount), Total Expenditures were $311,070.14 (80.96 % of Budgeted Amount), and Ending (pre-audit) Fund Balance was $185,565.67
Glasscock made a motion to approve the May 2026 Financial Report. Covil seconded the motion. All in favor.

New Business:

Budget Amendment: The FY 2026–2027 Budget shall be amended to reflect the reduction in anticipated funding from Polk County. The original budget included $45,000 in anticipated county funding; however, Polk County approved and awarded $25,000. Accordingly, the budget will be amended to decrease anticipated county revenue by $20,000, bringing the budgeted amount in line with the actual funding received.

In addition, the Town of Tryon has changed insurance providers for property and liability insurance, resulting in annual savings of approximately $19,000 for Harmon Field. This reduction in insurance expenses is reflected in the amended FY 2026–2027 Budget. Sloan made a motion to approve the FY26-27 amended budget. Glasscock seconded the motion. All in favor.

2026-2027 Proposed Meeting Dates: Approval of the 2026-2027 meeting dates for the Harmon Field Board of Supervisors: Dunn made a motion to accept the meeting dates. Glasscock seconded the motion. All in favor.

Old Business:

Dallara Cost of Living Adjustment:_Negotiations are still ongoing to increase the annual amount received from Dallara to $4,000. per year, from $3,000. per year. Dallara is going to submit this increase request to his foundation board.

Red Wolfe Sculpture: Project has been tabled

Events:

Rotary Club BBQ Festival/Skip Taylor reporting: Tryon Rotary Club would like to partner with Harmon Field to bring back a scaled down version of the BBQ festival. This would be a one-day event held in October with a fall festival theme. Proposed date is October 17 from 12pm-8pm. Event would feature live music, beer garden and a traditional (not sanctioned) BBQ contest. Event is seeking 20-30 cookers from the region. Cookers would set up in "Hog Heaven" on Friday (this area would not open to the public on Friday). Entrance tickets would be a nominal fee, they would like to have 300 attendees in the inaugural year. Rotary would provide the seed money and Harmon Field & Rotary would split the proceeds 50/50. Rotary will seek sponsors and volunteers to support the event.
-Rotary would procure the ABC permit
-Law enforcement will need to be present
-There is minimal power at "Hog Heaven" so cookers will need to bring generators
Covil made a motion to hold the BBQ event and partner with Rotary. Glasscock seconded. All in favor.

Superintendent Report:
See attached

Public comment: Skip Taylor said the Harmon Field staff are doing a phenomenal job with limited resources, the park looks amazing. Chairperson Watson agrees.

Meeting was adjourned at 6:30.

Next regularly scheduled meeting is August 4, 2026 at 6:00 pm in the McCown Room at Tryon Town Hall.

Submitted By:

Jamie Corn Dunn
Secretary/Treasurer

Approved By:

Warren Watson
Chairman

Attachments:

Attachment A- FY26-27 Budget Amendment

Attachment B- Supervisors Report

AGENDA ITEM

DATE: July 7, 2026

TO: Harmon Field Board of Supervisors

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO

SUBJECT: FY25-26 Budget Ordinance Amendment No. Five

BACKGROUND: The Harmon Field Board of Supervisors approved the FY27 Budget on April 7, 2026. The FY27 Budget included a request for $45,000 from the Polk County Board of Commissioners to supplement lost rental income from Helene Storm damaged and destroyed facilities. The Polk County Board of Commissioners approved $25,000 for FY27.

The Harmon Field Board amended the MOU with the Dallara Foundation from $3,000 to $4,000 for annual maintenance of Dallara Field.

The Town of Tryon has changed insurance providers for Property Liability Insurance that resulted in $19,000 annual savings for Harmon Field. The new insurance provider is the North Carolina League of Municipalities Risk Insurance Pool.

The following budget amendment is hereby presented for your consideration and approval.

Revenue:

Polk County Commissioners	($20,000)
Dallara Foundation	$1,000
Total Revenue	($19,000)

Expenditures:

Property, Liability Insurance	($19,000)
Total Expenditures	($19,000)

RECOMMENDATION: Approve FY27 Harmon Field Budget Amendment

Harmon Field Supervisor's Report

July 2026

Staff and Maintenance Operations

Park staff continues to focus on routine maintenance and ongoing improvement projects throughout Harmon Field. Damon and Brad have maintained mowing operations and general grounds upkeep. Special thanks to Damon for covering additional responsibilities while Brad was on vacation.

Staff would like to thank Josh Connell and the Tryon Fire Department for lending us the old fire engine to water the horse rings, and Chuck Sherbert and the street department for helping water the rings for the June horse show.

Staff is concentrating on completing existing projects before beginning new initiatives. Efforts continue to organize and clean the shop yard, with equipment and materials being relocated to storage containers to improve efficiency and organization.

Both hand dryers in the small restroom building have failed and require replacement. Joe Covil tested the units and confirmed they are no longer operational.

Brad and Damon have been treating weeds throughout the park, including flower beds, tree rings, and walking areas. To minimize public exposure and avoid disrupting park visitors, much of this work is being completed during evening hours.

Field maintenance remains a priority as staff works to improve playing surfaces on the soccer and baseball fields. Current turf management practices include weed control applications, slicing Bermuda grass to encourage new growth, lowering mowing heights, fertilization, and irrigation management. These efforts are intended to promote healthy turf growth and improve overall field conditions.

Upcoming Events: The following events are scheduled at Harmon Field:

- **July 18, 2026 – Makers Market**
- **September 26, 2026 – Flea Market**
    - Staff will mark vendor spaces before the event.
- **October 10, 2026 – Polk County Toy Run**
    - The open-air gym parking lot will be blocked off and cleaned the evening before the event.
- **October 17, 2026 – Tryon BBQ Festival**
    - Event activities will take place in the Hog Heaven and Open Gym areas.
- **April 2027 – Harmon Field Half Marathon and Fun Run**
- **May 8, 2027 – Red Bell Run Car Show**

Tryon Cemetery Commission
July 18, 2026
Minutes

Call to order: 9:30

Roll Call: Joe McConnell, Gary DeRemer, Nancy Gray. Absent Ala Peoples

Reports:

Discussion on payment of vendors - Joe and Gary
Discussion of Town payment system - Joe, Gary, & Nancy

Nancy presented a proposed budget for fy 26/27. Gary and Joe continued discussion on payment methods and sources of funds for next fiscal year.

It was agreed that Joe and Gary would meet to discuss proposed projects and get estimated cost and propose an alternative budget for fy 26/27. Nancy asked them to get the numbers to her by August 11 so she could review and be prepared to present them to the Town Council on August. 18.

Nancy called for approval of the June minutes. They were approved as presented.

Next meeting is August 18, 2026 at 9:30

Adjourn: 11:00am

HOLDING

NAME	YEARS	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
12, SIRENS LLC	2025	22.29	22.74	22.91	23.09	113.11	113.96	114.82	115.68
486, SOUTH TRADE VENTURES LLC	2025	1308.68	1334.85	1344.86	1354.95	1365.11	1375.35	1385.66	1395.97
A MACCHERONE, LLC	2016	378.63	380.77	381.26	383.43	385.62	387.83	390.05	392.27
ARNDT, BRITTAIN	2024-2025	38.57	39.07	39.25	39.53	39.82	40.11	40.40	40.69
BARRIER, BOBBY	2024-2025	673.02	680.07	682.76	687.87	659.87	664.82	669.81	674.80
BROOKS TAVERN OF TRYON LLC	2025	112.00	114.25	115.11	115.97	116.84	117.71	118.59	119.47
BURNS, LOUIS NATHANIAL	2025	82.24	83.88	84.51	85.14	85.77	86.42	87.07	87.72
CAFÉ LA GAULE	2019-2024	126.22	127.08	127.27	128.14	129.04	129.94	130.84	131.74
CANNADY, ELSIE HEIRS	2025	102.07	104.11	104.89	105.67	106.46	107.26	108.07	108.88
COMPASS GROUP USA, INC	2025	28.41	28.98	29.19	29.41	29.63	29.85	30.07	30.29
COONS, KATHRYN	2025	65.31	66.62	67.12	67.63	68.14	68.65	69.16	69.67
COOPER, ELSIE	2024-2025	454.00	459.75	461.94	465.40	468.88	427.41	475.96	479.51
D'ARBANVILLE, PATRICIA	2025	1363.38	1390.64	1401.07	1411.58	10.59	10.67	10.75	10.83
DAYSTAR ENTERPRISES	2019	236.14	237.69	238.21	239.77	241.35	242.95	244.56	246.17
DE, LA OSA ALBERTINA	2025	1552.18	1583.22	11.88	11.97	12.06	12.05	12.24	12.33
EHG APPRAISAL	2020-2022	36.64	36.89	36.95	37.20	37.45	37.70	37.95	38.20
FOOTHILLS GYMNASTIC ACADEMY	2022-2023	80.24	80.82	81.03	81.63	82.23	82.83	83.43	84.03
FREDRICKS DESIGN STUDIO	2025	9.51	9.69	9.77	9.85	9.93	10.01	10.09	10.17
GARDEN GATE PROPERTIES LLC	2025	4078.42	4159.99	4191.19	4222.63	4254.30	4286.21	4318.36	4350.51
GE CAPITAL	2018	74.68	75.14	75.26	75.72	76.18	76.64	77.10	77.56

GLENN, MATTIE	2025	29.50	30.09	30.31	30.53	30.75	30.99	31.23	31.47
GRAFF, MICHAEL	2025	2583.94	2635.62	2655.39	2675.31	2695.38	2715.60	2735.97	2756.34
GREENIDGE, IRENE	2016-2017	301.92	303.66	304.08	305.85	307.69	309.43	311.25	313.07
HARTWICK, GARY	2025	1267.94	1293.30	1303.00	1312.77	1322.61	1332.53	1342.52	1352.51
HTHC., LLC	2017	176.53	177.65	177.93	179.05	180.17	181.31	182.45	183.59
JACKSON, MARY	2025	68.68	70.05	70.57	71.09	71.61	72.15	72.69	73.23
JAMEELA, LLC	2025	55.29	56.40	56.82	57.24	57.67	58.10	58.54	58.98
KING HOME SERVICES 24 LLC	2025	522.75	533.20	537.20	541.23	545.29	549.38	553.50	557.62
LA BOUTEILLE	2017-	20.84	20.97	21.01	21.14	21.27	21.40	21.53	21.66
LUBIN, EDWARD	2025	5.38	5.49	5.53	5.57	5.61	5.65	5.69	5.73
MELROSE INN	2018	127.21	127.98	128.24	129.03	129.84	130.65	131.46	132.27
MILLER, COREY	2025	573.28	584.75	589.14	156.11	56.53	56.95	57.38	57.81
NANA'S KITCHEN	2025	26.58	27.11	27.31	27.51	27.72	27.93	28.14	28.35
NEW, TESTAMENT CHURCH OF GOD	2023-2025	259.56	262.34	263.40	265.39	267.39	269.40	271.42	273.44
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OZONE WATER	2018-2019	19.98	20.09	20.09	20.20	20.20	20.42	20.53	20.64
PENELOPE, PADGETT	2022-2023	29.99	30.20	30.28	30.49	30.70	30.91	31.12	31.33
POLK COUNTY	2016-2025							689.55	693.66
PROPERTY LINE LLC	2024-2025	3487.85	3535.19	57.41	46.84	47.19	47.54	47.90	48.26
PURE SKIN ESTHETICS	2025	21.98	22.41	22.57	22.73	22.89	23.05	23.22	23.39
SHEAR MAGIC	2025	16.57	16.90	17.02	17.14	17.26	17.38	17.50	17.62
STYLES ON NORTH TRADE	2020-2021	47.67	47.99	48.09	48.42	48.75	49.08	49.41	49.74
THOUSAND PINES CO	2025	5.32	5.42	5.45	5.48	5.51	5.54	5.57	5.60
TEVIS, TROY	2023-	6.69	6.74	6.84	6.89	6.94	6.99	7.04	7.09
TOWN OF TRYON	2019-2021	4622.74	4651.68	4660.77	4689.97	4719.40	4749.01	4666.71	4695.98

TRYON POINT ORTHODONTIC	2016	354.26	356.28	356.74	358.77	360.81	362.87	364.94	367.01
TRYON LOGISTICS	2021-2025	163.95	165.39	165.86	167.01	168.17	169.33	170.49	171.65
TRYON NEWSMEDIA LLC	2025	3195.71	3259.62	3284.07	47.04	22.76	22.94	23.12	23.30
US BANK NATIONAL ASSOCIATION	2025	152.19	155.24	156.39	157.56	158.74	159.93	161.12	162.31
WILLIAMS, ELLA	2025	59.32	60.50	60.96	61.42	61.88	62.34	62.81	63.28
WORLAND, NANCY	2025	1300.99	1327.01	1336.96	1346.99	1357.09	30.31	30.54	30.77
		30,356.58	**30,835.45**	**25,936.01**	**22,411.72**	**21,090.79**	**19,858.29**	**20,621.36**	**20,765.46**

FORECLOSURE

		Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
ALDRIDGE, DWANDA	2021-2024	595.62	601.02	603.03	607.41	611.88	616.35	620.82	625.29
AUSTIN, DALE	2015-2025	170.13	171.35	171.73	172.82	173.92	175.03	154.31	155.31
FRINK, ARCHIE, EST	2015-2025	582.50	586.82	588.27	592.20	596.16	600.16	604.18	608.20
GARY, MARIAH	2023-2025	2226.91	2252.17	2261.77	2278.74	2295.83	1745.49	1758.57	669.79
GNH enterprises LLC	2023-2025	1362.08	1374.95	1379.81	1390.16	1400.58	1411.09	1421.66	1432.23
GOSNELL, JUNIOR	2025	508.95	513.22	514.81	518.66	522.55	526.48	530.43	534.38
HEYWOOD, HANNON	2022-2025	1980.89	2001.67	2010.91	2025.75	2040.69	2055.75	2070.92	2086.09
JOHNSON, ROMEY	2015-2025	326.60	329.04	329.86	332.06	334.28	336.50	338.75	341.00
TRAKAS, NICHOLAS	2024-2025	5182.83	5254.95	5282.49	5322.11	5362.02	5402.23	5331.49	5371.17
TWITTY, MARY /THERESE	2024-2025	640.64	649.57	652.97	657.87	662.81	667.78	672.78	677.78

WADDELL, VIOLA	2015-2025	415.35	418.49	419.52	422.29	425.12	427.97	430.84	433.71
WINGO, WILLIE LEWIS	2023-2025	1123.69	1139.61	1146.13	1154.73	1113.02	1070.99	1079.02	1087.05
		15,116.19	**15,292.86**	**15,361.30**	**15,474.80**	**15,538.86**	**15,035.82**	**15,013.77**	**14,022.00**

CUSTOMER PAYING		Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
188 GRADY AVE LLC	2025	21.94	22.38	22.55	22.72	22.89	23.06	23.23	23.40
DEE DEE INVESTMENTS LLC	2024-2025	2132.66	2171.04	2183.42	2199.80	2216.30	2232.93	2048.18	1861.93
FORNEY, MICHAEL	2023-2025	793.04	803.01	806.98	813.03	819.13	449.47	452.84	456.21
GLENN, DORRIS E HEIRS	2023-2025	892.03	902.67	906.86	913.67	870.15	876.68	782.51	788.34
GOSNELL, MARJORIE S ESTATE	2023-2024	1147.09	1163.50	1169.77	1178.54	1187.38	697.86	662.67	667.60
HENDERSON, MARY ANN HEIRS	2024-2025	932.21	924.14	707.91	713.22	624.73	629.41	122.02	122.93
JOHNSON, WILLIam ET NANCY JOHNSON	2022-2025	814.95	826.77	831.32	837.55	843.83	388.73	192.33	193.76
STEVENS, ASHLEY	2025	2047.29	2087.44	2103.58	2119.35	1984.12	1847.88	1861.74	1875.60
SUBER, CLARA	2024-2025	429.57	435.58	439.07	442.37	244.19	145.27	106.06	106.85
		9,157.00	**9,193.16**	**8,883.12**	**8,949.74**	**8,278.21**	**7,291.29**	**6,251.58**	**6,096.62**

GARNISHMENT		Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
CUNNINGHAM, LORENA C/O ANGELA WILLIAMS	2024-2025	476.11	485.60	489.28	492.95	496.64	500.36	131.32	132.29
LITTLE, JAMES HENRY JR	2020-2025	107.07	107.98	108.30	109.08	109.87	110.66	27.91	28.12
YOUNG, KEITH	2025	851.50	768.53	674.29	679.35	563.54	567.77	517.02	520.87
		1,434.68	**1,362.11**	**1,271.87**	**1,281.38**	**1,170.05**	**1,178.79**	**676.25**	**681.28**

DEBT SET OFF		Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
CARSON, LIONEL	2025	281.45	287.08	289.23	291.40	293.59	295.79	298.01	300.23
CHIMALPOPOCA, JOSE	2025	866.18	883.51	890.13	896.81	903.54	910.31	674.50	679.53
DURHAM, HOMER	2025	160.44	163.65	164.88	166.12	167.36	168.62	169.89	171.16
HYDER, WILLIAM	2016-2022	596.63	600.44	601.60	605.47	609.37	613.31	617.27	621.23
LITTLEJOHN, ANN	2022-	1524.81	1539.60	1545.16	1556.57	1568.08	1579.67	1438.29	1448.83
MATHEWS, JAMES	2024-2025	892.78	909.47	916.99	923.87	930.80	937.79	944.82	951.85
MCDOWELL, THEODORE Jeanal mcdowell	2021-2025	1572.27	1585.28	1590.24	1601.97	1613.80	1625.72	1410.56	1420.88
MCENTIRE, CAROLE	2025	788.89	804.67	810.71	816.79	822.92	829.10	835.31	841.52
PARKER, MARY	2025	3109.33	3171.51	3195.29	3219.26	3243.40	3267.73	3292.24	3316.75
TWITTY, JOSHUA	2025	101.15	103.16	103.94	104.73	105.52	106.31	107.11	107.91
		9,893.93	**10,048.37**	**10,108.17**	**10,182.99**	**10,258.38**	**10,334.35**	**9,788.00**	**9,859.89**
	Totals	**75,016.13**	**76,005.70**	**70,975.77**	**67,787.05**	**64,602.97**	**53,698.54**	**52,350.96**	**51,425.25**

TOWN OF TRYON
UNPAID TAX BALANCES

	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025
2016	3,010.60	2,794.92	2,613.04	2,625.83	2,638.70	2,651.72	2,664.83
2017	2,289.10	2,081.49	1,907.71	1,917.15	1,926.65	1,936.27	1,945.95
2018	1,588.66	1,369.99	1,189.10	1,196.49	1,203.95	1,211.47	1,219.03
2019	1,827.79	1,626.14	1,457.48	1,467.09	1,476.79	1,486.58	1,496.43
2020	1,156.11	955.21	789.51	794.92	800.38	805.87	811.40
2021	1,187.81	1,014.91	871.63	867.25	873.06	878.90	884.79
2022	3,749.23	3,543.17	2,726.25	2,583.28	2,540.95	2,200.20	2,215.57
2023	13,399.92	10,908.56	7,476.08	7,208.11	6,329.71	5,573.64	5,315.36
2024	33,923.01	25,393.11	24,234.74	21,400.63	20,828.39	19,172.40	19,268.60
2025			1,401,838.12	680,562.84	666,037.05	629,134.80	576455.21
TOTAL	64,607.07	49,687.50	1,445,103.66	720,623.59	704,655.63	665,051.85	612,277.17
	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026
2016	2,678.02	2,681.74	2,695.07	2,695.07	2,708.51	2,722.04	2,737.74
2017	1,955.72	1,957.99	1,967.82	1,967.82	1,977.73	1,987.68	1,999.78
2018	1,226.63	1,229.26	1,236.98	1,236.98	1,244.76	1,252.59	1,260.48
2019	1,506.33	1,509.73	1,519.76	1,519.76	1,529.86	1,540.05	1,550.31
2020	816.97	818.70	824.30	824.30	829.96	835.67	819.39
2021	890.72	893.19	621.87	621.87	626.15	630.43	607.25
2022	2,049.02	2,055.65	1,568.58	1,568.58	1,579.58	1,590.64	1,210.55
2023	4,777.33	4,641.86	4,032.64	3,982.64	3,999.02	4,029.01	3,124.89
2024	18,470.48	16,436.77	12,622.87	12,216.17	10,774.11	8,500.09	7,989.04
2025	307,461.43	102761.32	58,793.46	43,318.21	35,381.65	30,837.20	29,758.81
TOTAL	341,832.65	134,986.21	85,883.35	69,951.40	60,651.33	53,925.40	51,058.24

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TEVIS, TROY	2023-2024	6.69	6.74	6.84	6.89	6.94	6.99	7.04	7.09	7.14
TOWN OF TRYON	2019-2021	4622.74	4651.68	4660.77	4689.97	4719.40	4749.01	4666.71	4695.98	4725.30
TRYON POINT ORTHODONTIC	2016	354.26	356.28	356.74	358.77	360.81	362.87	364.94	367.01	369.08
TRYON LOGISTICS	2021-2025	163.95	165.39	165.86	167.01	168.17	169.33	170.49	171.65	172.81
TRYON NEWSMEDIA LLC	2025	3195.71	3259.62	3284.07	47.04	22.76	22.94	23.12	23.30	23.48
US BANK NATIONAL ASSOCIATION	2025	152.19	155.24	156.39	157.56	158.74	159.93	161.12	162.31	163.50
WILLIAMS, ELLA	2025	59.32	60.50	60.96	61.42	61.88	62.34	62.81	63.28	63.75
WORLAND, NANCY	2025	1300.99	1327.01	1336.96	1346.99	1357.09	30.31	30.54	30.77	31.00
		28,539.20	**28,985.06**	**24,073.00**	**20,534.74**	**20,611.32**	**19,420.21**	**20,134.65**	**20,275.12**	**20,360.89**

FORECLOSURE

		Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26
ALDRIDGE, DWANDA	2021-2024	595.62	601.02	603.03	607.41	611.88	616.35	620.82	625.29	629.76
AUSTIN, DALE	2015-2025	170.13	171.35	171.73	172.82	173.92	175.03	154.31	155.31	156.31
FRINK, ARCHIE, EST	2015-2025	582.50	586.82	588.27	592.20	596.16	600.16	604.18	608.20	612.22
GOSNELL, JUNIOR	2023-2025	508.95	513.22	514.81	518.66	522.55	526.48	530.43	534.38	538.33
HEYWOOD, HANNON	2022-2025	1980.89	2001.67	2010.91	2025.75	2040.69	2055.75	2070.92	2086.09	2101.30
JOHNSON, ROMEY	2015-2025	326.60	329.04	329.86	332.06	334.28	336.50	338.75	341.00	343.25
TRAKAS, NICHOLAS	2024-2025	5182.83	5254.95	5282.49	5322.11	5362.02	5402.23	5331.49	5371.17	5410.90
TWITTY, MARY /THERESE	2024-2025	640.64	649.57	652.97	657.87	662.81	667.78	672.78	677.78	682.78
WADDELL, VIOLA	2015-2025	415.35	418.49	419.52	422.29	425.12	427.97	430.84	433.71	436.58
WINGO, WILLIE LEWIS	2023-2025	1123.69	1139.61	1146.13	1154.73	1113.02	1070.99	1079.02	1087.05	1095.10
		11,527.20	**11,665.74**	**11,719.72**	**11,805.90**	**11,842.45**	**11,879.24**	**11,833.54**	**11,919.98**	**12,006.53**

CUSTOMER PAYING

		Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26
188 GRADY AVE LLC	2025	21.94	22.38	22.55	22.72	22.89	23.06	23.23	23.40	23.57
DEE DEE INVESTMENTS LLC	2024-2025	2132.66	2171.04	2183.42	2199.80	2216.30	2232.93	2048.18	1861.93	1875.68
FORNEY, MICHAEL	2023-2025	793.04	803.01	806.98	813.03	819.13	449.47	452.84	456.21	**459.58**
GLENN, DORRIS E HEIRS	2023-2025	892.03	902.67	906.86	913.67	870.15	876.68	782.51	788.34	794.17
GOSNELL, MARJORIE S ESTATE	2023-2024	1147.09	1163.50	1169.77	1178.54	1187.38	697.86	662.67	667.60	913.44
JOHNSON, WILLIam ET NANCY JOHNSON	2022-2025	814.95	826.77	831.32	837.55	843.83	388.73	192.33	193.76	195.19
STEVENS, ASHLEY	2025	2047.29	2087.44	2103.58	2119.35	1984.12	1847.88	1861.74	1875.60	1589.46

SUBER, CLARA	2024-2025	429.57	435.58	439.07	442.37	244.19	145.27	106.06	106.85	107.64
		9,157.00	**9,193.16**	**8,883.12**	**8,949.74**	**8,278.21**	**6,661.88**	**6,129.56**	**5,973.69**	**5,958.73**

GARNISHMENT		**Dec-25**	**Jan-26**	**Feb-26**	**Mar-26**	**Apr-26**	**May-26**	**Jun-26**	**Jul-26**	**Aug-26**
CUNNINGHAM, LORENA C/O ANGELA WILLIAMS	2024-2025	476.11	485.60	489.28	492.95	496.64	500.36	131.32	132.29	133.26
LITTLE, JAMES HENRY JR	2020-2025	107.07	107.98	108.30	109.08	109.87	110.66	27.91	28.12	28.33
YOUNG, KEITH	2025	851.50	768.53	674.29	679.35	563.54	567.77	517.02	520.87	524.72
		1,434.68	**1,362.11**	**1,271.87**	**1,281.38**	**1,170.05**	**1,178.79**	**676.25**	**681.28**	**686.31**

DEBT SET OFF		**Dec-25**	**Jan-26**	**Feb-26**	**Mar-26**	**Apr-26**	**May-26**	**Jun-26**	**Jul-26**	**Aug-26**
CARSON, LIONEL	2025	281.45	287.08	289.23	291.40	293.59	295.79	298.01	300.23	302.45
CHIMALPOPOCA, JOSE	2025	866.18	883.51	890.13	896.81	903.54	910.31	674.50	679.53	684.56
HYDER, WILLIAM	2016-2022	596.63	600.44	601.60	605.47	609.37	613.31	617.27	621.23	625.19
LITTLEJOHN, ANN	2022-2025	1524.81	1539.60	1545.16	1556.57	1568.08	1579.67	1438.29	1448.83	1459.40
MATHEWS, JAMES	2024-2025	892.78	909.47	916.99	923.87	930.80	937.79	944.82	951.85	958.88
MCDOWELL, THEODORE Jeanal mcdowell	2021-2025	1572.27	1585.28	1590.24	1601.97	1613.80	1625.72	1410.56	1420.88	1431.20
PARKER, MARY	2025	3109.33	3171.51	3195.29	3219.26	3243.40	3267.73	3292.24	3316.75	3341.30
TWITTY, JOSHUA	2025	101.15	103.16	103.94	104.73	105.52	106.31	107.11	107.91	108.71
		8,944.60	**9,080.05**	**9,132.58**	**9,200.08**	**9,268.10**	**9,336.63**	**8,782.80**	**8,847.21**	**8,911.69**
	Totals	**75,016.13**	**76,005.70**	**70,975.77**	**67,787.05**	**64,602.97**	**48,476.75**	**47,556.80**	**47,697.28**	**47,924.15**

TOWN OF TRYON
UNPAID TAX BALANCES

	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	
2016	3,010.60	2,794.92	2,613.04	2,625.83	2,638.70	2,651.72	2,664.83	
2017	2,289.10	2,081.49	1,907.71	1,917.15	1,926.65	1,936.27	1,945.95	
2018	1,588.66	1,369.99	1,189.10	1,196.49	1,203.95	1,211.47	1,219.03	
2019	1,827.79	1,626.14	1,457.48	1,467.09	1,476.79	1,486.58	1,496.43	
2020	1,156.11	955.21	789.51	794.92	800.38	805.87	811.40	
2021	1,187.81	1,014.91	871.63	867.25	873.06	878.90	884.79	
2022	3,749.23	3,543.17	2,726.25	2,583.28	2,540.95	2,200.20	2,215.57	
2023	13,399.92	10,908.56	7,476.08	7,208.11	6,329.71	5,573.64	5,315.36	
2024	33,923.01	25,393.11	24,234.74	21,400.63	20,828.39	19,172.40	19,268.60	
2025			1,401,838.12	680,562.84	666,037.05	629,134.80	576455.21	
2026								
TOTAL	64,607.07	49,687.50	1,445,103.66	720,623.59	704,655.63	665,051.85	612,277.17	
	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026	7/31/2026
2016	2,678.02	2,681.74	2,695.07	2,695.07	2,708.51	2,722.04	2,737.74	2,753.44
2017	1,955.72	1,957.99	1,967.82	1,967.82	1,977.73	1,987.68	1,999.78	2,011.88
2018	1,226.63	1,229.26	1,236.98	1,236.98	1,244.76	1,252.59	1,260.48	1,268.37
2019	1,506.33	1,509.73	1,519.76	1,519.76	1,529.86	1,540.05	1,550.31	1,560.57
2020	816.97	818.70	824.30	824.30	829.96	835.67	819.39	824.99
2021	890.72	893.19	621.87	621.87	626.15	630.43	607.25	611.37
2022	2,049.02	2,055.65	1,568.58	1,568.58	1,579.58	1,590.64	1,210.55	1,218.77
2023	4,777.33	4,641.86	4,032.64	3,982.64	3,999.02	4,029.01	3,124.89	3,148.11
2024	18,470.48	16,436.77	12,622.87	12,216.17	10,774.11	8,500.09	7,989.04	8,007.70
2025	307,461.43	102761.32	58,793.46	43,318.21	35,381.65	30,837.20	29,758.81	28,970.39
2026								1,336,551.70
TOTAL	341,832.65	134,986.21	85,883.35	69,951.40	60,651.33	53,925.40	51,058.24	1,386,927.29

TOWN OF TRYON
FINANCIAL SUMMARY REPORT
FOR MONTH ENDING June 30 , 2026 (unaudited)

GENERAL FUND

REVENUES	**7/1/25-6/30/26 BUDGET**	**5/31/2026 COLLECTED TO DATE**	**UNCOLLECTED TO DATE**	**YTD % COLLECTED**
Property Tax Revenue--Current	$ 1,285,592	$ 1,265,678	$ 19,914	98.45%
Property Tax Revenue--first prior	5,000	14,695	$ (9,695)	293.91%
Property Tax Rev--next 8 yrs	5,000	8,963	$ (3,963)	179.26%
Property Tax Discts	(10,000)	(14,823)	$ 4,823	148.23%
MV Tax Revenue--Current	90,000	112,878	$ (22,878)	125.42%
Tax Interest	1,000	329	$ 671	32.89%
Local Option S.Tax Rev--Art 39	215,000	230,945	$ (15,945)	107.42%
Local Option S.Tax Rev--Art 40	150,000	145,634	$ 4,366	97.09%
Local Option S.Tax Rev--Art 42	105,000	115,272	$ (10,272)	109.78%
Local Option S.Tax Rev--Art 44	75,000	74,322	$ 678	99.10%
City Hold Harmless	160,000	148,345	$ 11,655	92.72%
Beer, Wine Tax	6,100	6,161	$ (61)	101.00%
Utility Franchise Tax	140,000	163,727	$ (23,727)	116.95%
COLLECTIONS CLEARING	-	(9)	$ 9	0.00%
INTERFUND TRANSFER-TOURISM	21,000	21,000	$ -	100.00%
Rents	14,000	15,197	$ (1,197)	108.55%
Transfer In Police Pension Trust Fund	18,071	-	$ 18,071	0.00%
Transfer In (Helene)		300,000		
Other Revenue	14,500	16,106	$ (1,606)	111.08%
Investment Earnings	82,100	111,987	$ (29,887)	136.40%
Local Contributions		350	$ (350)	0.00%
Appropriation from Fund Balance	30,000	-		
Controlled Substance Tax	-	291	$ (291)	0.00%
Accident Reports	-	250	$ (250)	0.00%
Civil Citation Penalties	-	25	$ (25)	0.00%
Police Court Fees	-	252	$ (252)	0.00%
OTHER REVENUE - POLICE	-	675	$ (675)	0.00%
Zoning Permits	5,000	10,600	$ (5,600)	212.00%
	$ 2,412,363	$ 2,748,851	$ (66,488)	113.95%

EXPENDITURES & ENCUMBRANCES	**7/1/25-6/30/26 BUDGET**	**SPENT TO DATE**	**ENCUMRANCES**	**UNSPENT TO DATE**	**YTD SPENT %**
GOVERNING BODY	$ 63,800	$ 58,494	$ -	$ 5,306	91.68%
ADMINISTRATION	794,983	681,283	-	$ 113,700	85.70%
POLICE	885,818	869,119	-	$ 16,699	98.11%
STREET	605,239	601,758	-	$ 3,481	99.42%
PARKS & CEMETERY	14,500	2,474	-	$ 12,026	17.06%
PLANNING/ZONING	-	-	-	$ -	0.00%
DEBT	28,023	25,688	-	$ 2,335	91.67%
TRANSFER OUT	20,000	20,000	-	$ -	100.00%
	$ 2,412,363	$ 2,258,816	$ -	$ 153,547	93.63%
NET REVENUE LESS EXPENDITURES (DEFICIT)	**$ -**	**$ 490,036**			

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%

EXPENDITURES & ENCUMBRANCES	**7/1/25-6/30/26 BUDGET**	**SPENT TO DATE**	**ENCUMRANCES**	**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

REVENUES	**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%
APPROPRIATION OF FUND BALANCE	$ 80,000	$ 80,000			
INVESTMENT EARNINGS	-	58		(58)	0.00%
	$ 160,000	$ 161,557		$ (1,557)	100.97%

EXPENDITURES & ENCUMBRANCES	**7/1/25-6/30/26 BUDGET**	**SPENT TO DATE**	**ENCUMRANCES**	**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)		**$ 82,012**			

****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	$ 306,354	$ (36,354)	113.46%
Property Tax Revenue, First prior	1,000	3,854	(2,854)	385.38%
Prop Tax Revenue, Next 8 yrs	1,000	2,512	(1,512)	251.20%
Property Tax Discounts	(2,700)	(3,597)	897	133.21%
MV Tax Revenue, Current yr	29,000	37,702	(8,702)	130.01%
Township Tax Revenue, Current	485,000	520,387	(35,387)	107.30%
Township Tax Rev, Prior yrs	46,000	57,703	(11,703)	125.44%
Tax Interest	150	71	79	47.23%
Lake Lanier Tax Revenue	140,000	119,000	21,000	85.00%
Office State Fire Marshal Grant	50,000	50,000	-	100.00%
Mics. Revenue (Parade Fund)	5,735	5,735	0	99.99%
Other Revenue	-	1,170	(1,170)	0.00%
Investment Earnings	100	83	17	82.55%
Local Contributions	-	4,824	(4,824)	0.00%
Appropriation from Fund Balance	42,000	-	42,000	0.00%
	$ 1,067,285	$ 1,105,797	$ (38,512)	103.61%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	$ 931,975	$ 881,729	$ -	$ 50,246	94.61%
CAPITAL EQUIPMENT	$ 32,810	$ 32,810		$ -	100.00%
DEBT	102,500	89,695		12,805	87.51%
Transfer Out		3,528			
	$ 1,067,285	$ 1,007,762		$ 63,051	94.42%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ 98,036**			

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	$ 20,059		$ (3,059)	118.00%
Township Tax Revenue, Current	254,500	267,965		(13,465)	105.29%
Township Tax Revenue, Prior yrs	2,500	27,526		(25,026)	1101.03%
Polk Cty Grant, HF	45,000	45,000		-	100.00%
Harmon Field Rental	-	385		(385)	0.00%
Harmon Field Usage	-	6,285		(6,285)	0.00%
Horse Show Fees	-	1,770		(1,770)	0.00%
Misc Revenue	-	1,305		(1,305)	0.00%
Investment Earnings	840	943		(103)	112.27%
Harry Dallara Contribution	-	12,500		(12,500)	0.00%
Harmon Half	-	21,071		(21,071)	0.00%
Recreation Donations	-	3,850		(3,850)	0.00%
Appropriation from Fund Balance	64,367	-		64,367	0.00%
	$ 384,207	$ 408,659		$ (24,452)	106.36%

*Donations are for benches at HF

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	$ 355,685	$ 298,774	$ -	$ 56,911	84.00%
DEBT	5,400	5,367		33	99.39%
HORSE SHOWS	23,122	23,756	-	(634)	102.74%
CAPITAL OUTLAY	-	2,504		(2,504)	0.00%
CAPITAL EQUIPMENT	-	-		-	0.00%
	$ 384,207	$ 330,401	$ -	$ 53,806	86.00%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ 78,258**			

TOURISM FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
OCCUPANCY TAXES	$ 20,000	$ 20,176		$ (176)	100.88%
APPROPRIATION FROM FUND BALANCE	26,000	26,000		-	100.00%
	$ 46,000	$ 46,176		$ (176)	100.38%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	$ 25,000	$ 24,396	$ -	$ 604	97.58%
REPAYMENT TO GF	$ 21,000	$ 21,000			
CAPITAL OUTLAY				-	0.00%
	$ 46,000	$ 45,396		$ 604	98.69%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ 780**			

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	$ 22,100	$ (2,100)	110.50%
INTERFUND Rev, W/S Firemen	5,000	5,000	-	100.00%
Water Charges	1,490,000	1,470,923	19,077	98.72%
Water Tap, Connect Fees	2,000	6,025	(4,025)	301.25%
Reconnect Fees	4,000	6,180	(2,180)	154.50%
INTERFUND Firemen	5,000	5,000	-	100.00%
Sewer Charges	600,000	612,475	(12,475)	102.08%
Sewer Tap, Connect Fees	1,000	-	1,000	0.00%
Collections Clearing (Insurance $ for WWTP)		-	-	0.00%
Transfer In	93,689	93,689		
Appropriation from Fund Balance	238,600	-	238,600	0.00%
	$ 2,459,289	$ 2,221,392	$ 237,897	90.33%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
DISTRIBUTION	$ 587,232	$ 589,347	$ -	$ (2,115)	100.36%
WATER PLANT	782,372	691,698	-	90,674	88.41%
SEWER PLANT	573,515	550,932	-	22,583	96.06%
COLLECTIONS	264,755	250,785	-	13,970	94.72%
AUTOMATED METER FEES				-	0.00%
DEBT	251,415	242,040		9,375	96.27%
TRANSFER OUT	-	-		-	0.00%
CONTRIBUTION TO FUND BALANCE	-			-	0.00%
.	$ 2,459,289	$ 2,324,803	$ -	$ 134,486	94.53%
NET REVENUE LESS EXPENDITURES (DEFICIT)	**$ -**	**$ (103,411)**			

WATER METER FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
AUTOMATED METER FEES	45,500	44,445	1,055	97.68%
INVESTMENT EARNINGS	4,500	4,646	(146)	103.24%
APPROPRIATION FROM FUND BALANCE	-		-	0.00%
	$ 50,000	$ 49,091	$ 909	98.18%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
AUTOMATED METER FEES	50,000	37,744	3,192	9,064	81.87%
.	$ 50,000	$ 37,744		$ 9,064	75.49%
NET REVENUE LESS EXPENDITURES (DEFICIT)	**$ -**	**$ 11,347**			

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	0.62%
LOCAL FUNDS (W/S)	20,000	-		20,000	0.00%
	$ 3,275,752	$ 2,933,302		$ 342,450	89.55%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
CONSTRUCTION REHAB	3,064,468	2,352,337		712,131	76.76%
PROF. SERVICES, ENGINEERING	191,284	316,077		(124,793)	165.24%
LOAN CLOSING FEES	20,000	32,247		(12,247)	161.24%
.	$ 3,275,752	$ 2,700,660		$ 575,092	82.44%
NET REVENUE LESS EXPENDITURES (DEFICIT)	**$ -**	**$ 232,642**			

JERVEY ROAD SEWER REHAB

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
NC EMERGENCY MGMT FUNDS	239,800	-		239,800	0.00%
	$ 239,800	$ -		$ 239,800	0.00%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
CONSTRUCTION IN PROGRESS	$ 213,800	0			
PROF. SERVICES, ENGINEERING	26,000	1,375		24,625	5.29%
.	$ 26,000	$ 1,375		$ 24,625	5.29%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ (1,375)**			

SOURWOOD RIDGE REHAB

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
NC EMERGENCY MGMT FUNDS	933,805	-		933,805	0.00%
	$ 933,805	$ -		$ 933,805	0.00%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
CONSTRUCTION IN PROGRESS	$ 813,805	0			
PROF. SERVICES, ENGINEERING	120,000	37,250		82,750	31.04%
.	$ 120,000	$ 37,250		$ 82,750	31.04%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ (37,250)**			

WATER MAPPING PROJECT

REVENUES		7/1/25-6/30/26 BUDGET		COLLECTED TO DATE			UNCOLLECTED TO DATE	YTD COLLECTED %
ARPA AMERICAN RESCUE PLAN GRANT		254,500		236,405			18,095	92.89%
	$	254,500	$	236,405		$	18,095	92.89%

EXPENDITURES & ENCUMBRANCES		7/1/25-6/30/26 BUDGET		SPENT TO DATE	ENCUMRANCES		UNSPENT TO DATE	YTD SPENT %
PROF. SERVICES, ENGINEERING		254,500		88,180			166,320	34.65%
.	$	254,500	$	88,180		$	166,320	34.65%
NET REVENUE LESS EXPENDITURES (DEFICIT)	**$**	**-**	**$**	**148,225**				

SEWER MAPPING PROJECT

REVENUES		7/1/25-6/30/26 BUDGET		COLLECTED TO DATE			UNCOLLECTED TO DATE	YTD COLLECTED %
ARPA AMERICAN RESCUE GRANT		261,500		242,900			18,600	92.89%
	$	261,500	$	242,900		$	18,600	92.89%

EXPENDITURES & ENCUMBRANCES		7/1/25-6/30/26 BUDGET		SPENT TO DATE	ENCUMRANCES		UNSPENT TO DATE	YTD SPENT %
PROF. SERVICES, ENGINEERING		261,500		100,530			160,970	38.44%
.	$	261,500	$	100,530		$	160,970	38.44%
NET REVENUE LESS EXPENDITURES (DEFICIT)	**$**	**-**	**$**	**142,370**				

SANITATION FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
SANITATION CHARGES	$ 316,000	$ 316,363		$ (363)	100.11%
OTHER REVENUES	450	1,154		(704)	256.41%
SOLID WASTE	600	929		(329)	154.91%
APPROPRIATION FROM FUND BALANCE	-			-	0.00%
	$ 317,050	$ 318,446		$ (1,396)	100.44%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	$ 304,169	$ 299,030	$ 2,402	$ 2,737	99.10%
DEBT	12,881	12,853		28	99.78%
	$ 317,050	$ 311,882	$ 2,402	$ 2,765	99.13%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ 6,564**			

CULTURAL & RECREATION FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
Transfer In	$ 5,000	$ 5,000		$ -	100.00%
Local Contributions, Grants	$ 15,300	$ 14,330		$ 970	93.66%
Rogers Park Donations	$ 4,500	$ 4,200		$ 300	93.33%
Morris Donations		$ 650		$ (650)	0.00%
Appropriation from Fund Balance	$ 10,000	$ -		$ 10,000	0.00%
	$ 34,800	$ 24,180		$ 10,620	69.48%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
CONTRACTED SERVICES	**$ 1,000**	857		$ 143	85.67%
SPECIAL EVENT EXPENSES	**$ 7,600**	6695		$ 905	88.10%
CAPITAL OUTLAY	$ 24,200	$ 7,152	$ 7,152	$ 9,896	59.11%
CAPITAL EQUIPMENT	2,000	-		2,000	0.00%
	$ 34,800	$ 14,704	$ 7,152	$ 12,944	62.81%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ 9,476**			

CEMETERY

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Sale of Grave/Ash Sites	**$ -**	**500**		
Local Contributions, Grants	$ 8,800	$ 8,800		
Transfer from General Fund	$ 15,000	$ 15,000	$ -	100.00%
	$ 23,800	$ 24,300	$ -	102.10%

EXPENDITURES & ENCUMBRANCES	7/1/25-6/30/26 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
SUPPLIES/MATERIALS	$ 5,000	2212			
CONTRACTED SERVICES	18,800	14,200	1,099	3,501	81.38%
	$ 23,800	$ 16,412		$ 3,501	68.96%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ 7,888**			

	7/1/25-6/30/26 BUDGET
GENERAL FUND	$ 2,412,363
POLICE PENSION FUND	$ 18,071
CULTURE & RECREATION	$ 34,800
POWELL BILL FUND	$ 160,000
TOURISM DEVELOPMENT FUND	$ 46,000
SANITATION FUND	$ 317,050
WATER & SEWER FUND	$ 2,230,600
WATER METER FUND	$ 50,000
FIRE DEPARTMENT FUND	$ 1,067,285
HARMON FIELD FUND	$ 384,207
	$ 6,720,376

BRAEWICK SEWER REHAB PROJECT	$ 3,275,752
WATER MAPPING PROJECT	$ 254,500
SEWER MAPPING PROJECT	$ 261,500
SPECIAL PROJECT FUNDS	**$ 3,791,752**

TOWN OF TRYON
FINANCIAL SUMMARY REPORT
FOR MONTH ENDING July 31, 2026

GENERAL FUND

REVENUES	7/1/26-06/30/2027 BUDGET	7/31/2026 COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD % COLLECTED
Property Tax Revenue--Current	$ 1,308,785	$ 221,292	$ 1,087,493	16.91%
Property Tax Revenue--first prior	5,000	224	$ 4,776	4.47%
Property Tax Rev--next 8 yrs	5,000		$ 5,000	0.00%
Property Tax Discts	(10,000)		$ (10,000)	0.00%
MV Tax Revenue--Current	125,000		$ 125,000	0.00%
Tax Interest	1,000	14	$ 986	1.42%
Local Option S.Tax Rev--Art 39	220,000		$ 220,000	0.00%
Local Option S.Tax Rev--Art 40	150,000		$ 150,000	0.00%
Local Option S.Tax Rev--Art 42	105,000		$ 105,000	0.00%
Local Option S.Tax Rev--Art 44	82,100		$ 82,100	0.00%
City Hold Harmless	160,000		$ 160,000	0.00%
Beer, Wine Tax	6,100		$ 6,100	0.00%
Utility Franchise Tax	140,000		$ 140,000	0.00%
COLLECTIONS CLEARING	-		$ -	0.00%
INTERFUND TRANSFER-TOURISM	-		$ -	0.00%
Rents	12,000	3,142	$ 8,858	26.18%
Transfer In Police Pension Trust Fund	18,471		$ 18,471	0.00%
Loan Proceeds	374,000		$ 374,000	0.00%
Other Revenue	-	13,132	$ (13,132)	0.00%
Investment Earnings	85,000		$ 85,000	0.00%
Local Contributions			$ -	0.00%
Appropriation from Fund Balance	10,000			
Controlled Substance Tax	-		$ -	0.00%
Accident Reports	-		$ -	0.00%
Civil Citation Penalties	-		$ -	0.00%
Police Court Fees	-	18	$ (18)	0.00%
OTHER REVENUE - POLICE	-	35	$ (35)	0.00%
Zoning Permits	5,000	900	$ 4,100	18.00%
	$ 2,802,456	$ 238,756	$ 2,553,700	8.52%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
GOVERNING BODY	$ 81,800	$ 3,045	$ -	$ 78,755	3.72%
ADMINISTRATION	615,202	75,967	-	$ 539,235	12.35%
POLICE	992,393	137,677	-	$ 854,716	13.87%
STREET	1,000,138	78,661	-	$ 921,477	7.86%
PARKS	24,900		-	$ 24,900	0.00%
PLANNING/ZONING	-		-	$ -	0.00%
DEBT	78,023	2,335	-	$ 75,688	2.99%
TRANSFER OUT	10,000		-	$ 10,000	0.00%
	$ 2,802,456	$ 297,684	$ -	$ 2,504,772	10.62%
NET REVENUE LESS EXPENDITURES (DEFICIT)	**$ -**	**$ (58,928)**			

POLICE PENSION FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
Investment Earnings	$ 900			$ 900	
APPROPRIATION FROM FUND BALANCE	$ 17,571			$ 17,571	0.00%
	$ 18,471	$ -		$ 18,471	0.00%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
TRANSFER OUT	$ 18,471		$ -	$ 18,471	0.00%
	$ 18,471	$ -		$ 18,471	0.00%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ -**			

POWELL BILL FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
POWELL BILL ALLOCATION	$ 80,000			$ 80,000	0.00%
INVESTMENT EARNINGS	-			-	0.00%
	$ 80,000	$ -		$ 80,000	0.00%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
OPERATING EXPENSES	$ 80,000		$ -	$ 80,000	0.00%
				-	0.00%
	$ 80,000	$ -		$ 80,000	0.00%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ -**			

FIRE FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Property Tax Revenue, Current	$ 360,000	$ 62,662	$ 297,338	17.41%
Property Tax Revenue, First prior	1,000	52	948	5.20%
Prop Tax Revenue, Next 8 yrs	1,000		1,000	0.00%
Property Tax Discounts	(3,000)		(3,000)	0.00%
MV Tax Revenue, Current yr	29,000		29,000	0.00%
Township Tax Revenue, Current	600,000		600,000	0.00%
Township Tax Rev, Prior yrs	45,000		45,000	0.00%
Tax Interest	-		-	0.00%
Lake Lanier Tax Revenue	140,000		140,000	0.00%
Office State Fire Marshal Grant	-		-	0.00%
Mics. Revenue (Parade Fund)	-		-	0.00%
Other Revenue	-	12,913	(12,913)	0.00%
Investment Earnings	-		-	0.00%
Local Contributions	-		-	0.00%
Appropriation from Fund Balance	-		-	0.00%
	$ 1,173,000	$ 75,627	$ 1,097,373	6.45%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	$ 1,092,158	$ 114,373	$ -	$ 977,785	10.47%
CAPITAL EQUIPMENT	$ -			$ -	0.00%
DEBT	80,842	6,737		74,105	8.33%
Transfer Out					
	$ 1,173,000	$ 121,110		$ 1,051,890	10.32%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ (45,483)**			

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		$ 17,000	0.00%
Township Tax Revenue, Current	260,000		260,000	0.00%
Township Tax Revenue, Prior yrs	2,500		2,500	0.00%
Polk Cty Grant, HF	25,000		25,000	0.00%
Harmon Field Rental	-	90	(90)	0.00%
Harmon Field Usage	-	294	(294)	0.00%
Horse Show Fees	-	2,010	(2,010)	0.00%
Misc Revenue	-	596	(596)	0.00%
Investment Earnings	800		800	0.00%
Harry Dallara Contribution	3,000		3,000	0.00%
Harmon Half	-		-	0.00%
Recreation Donations	-		-	0.00%
Appropriation from Fund Balance	5,345		5,345	0.00%
	$ 313,645	$ 2,990	$ 310,655	0.95%

*Donations are for benches at HF

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	$ 308,300	$ 36,034	$ -	$ 272,266	11.69%
DEBT	5,345	891		4,454	16.67%
HORSE SHOWS	-		-	-	0.00%
CAPITAL OUTLAY	-			-	0.00%
CAPITAL EQUIPMENT	-			-	0.00%
	$ 313,645	$ 36,925	$ -	$ 276,720	11.77%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ (33,934)**			

TOURISM FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
OCCUPANCY TAXES	$ 19,000		$ 19,000	0.00%
APPROPRIATION FROM FUND BALANCE	-		-	0.00%
	$ 19,000	$ -	$ 19,000	0.00%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	$ 19,000	$ 1,487	$ -	$ 17,513	7.83%
REPAYMENT TO GF	$ -				
CAPITAL OUTLAY				-	0.00%
	$ 19,000	$ 1,487		$ 17,513	7.83%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ (1,487)**			

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	$ 6,480	$ 13,520	32.40%
INTERFUND Rev, W/S Firemen	5,000		5,000	0.00%
Water Charges	1,552,000	147,798	1,404,202	9.52%
Water Tap, Connect Fees	2,000		2,000	0.00%
Reconnect Fees	4,000		4,000	0.00%
Misc Revenue		138		
INTERFUND Firemen	5,000		5,000	0.00%
Sewer Charges	631,500	58,877	572,623	9.32%
Sewer Tap, Connect Fees	-		-	0.00%
Loan Proceeds	100,000		100,000	0.00%
Transfer In	-			
Appropriation from Fund Balance	-		-	0.00%
	$ 2,319,500	$ 213,293	$ 2,106,345	9.20%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
DISTRIBUTION	$ 520,930	$ 51,898	$ -	$ 469,032	9.96%
WATER PLANT	795,261	85,762	-	709,499	10.78%
SEWER PLANT	421,369	49,418	-	371,951	11.73%
COLLECTIONS	344,991	26,592	-	318,399	7.71%
AUTOMATED METER FEES				-	0.00%
DEBT	236,949			236,949	0.00%
TRANSFER OUT	-			-	0.00%
CONTRIBUTION TO FUND BALANCE	-			-	0.00%
.	$ 2,319,500	$ 213,670	$ -	$ 2,105,830	9.21%

NET REVENUE LESS EXPENDITURES (DEFICIT)	**$ -**	**$ (377)**

WATER METER FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
AUTOMATED METER FEES	45,500	3,951	41,550	8.68%
INVESTMENT EARNINGS	4,500		4,500	0.00%
APPROPRIATION FROM FUND BALANCE	-		-	0.00%
	$ 50,000	$ 3,951	$ 46,050	7.90%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
AUTOMATED METER FEES	50,000		3,192	46,808	6.38%
.	$ 50,000	$ -		$ 46,808	0.00%

NET REVENUE LESS EXPENDITURES (DEFICIT)	**$ -**	**$ 3,951**

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	0.62%
LOCAL FUNDS (W/S)	20,000	-		20,000	0.00%
	$ 3,275,752	$ 2,933,302		$ 342,450	89.55%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
CONSTRUCTION REHAB	3,064,468	2,352,337		712,131	76.76%
PROF. SERVICES, ENGINEERING	191,284	316,077		(124,793)	165.24%
LOAN CLOSING FEES	20,000	32,247		(12,247)	161.24%
.	$ 3,275,752	$ 2,700,660		$ 575,092	82.44%
NET REVENUE LESS EXPENDITURES (DEFICIT)	**$ -**	**$ 232,642**			

JERVEY ROAD SEWER REHAB

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
NC EMERGENCY MGMT FUNDS	239,800	-		239,800	0.00%
	$ 239,800	$ -		$ 239,800	0.00%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
CONSTRUCTION IN PROGRESS	$ 213,800	0			
PROF. SERVICES, ENGINEERING	26,000	1,375		24,625	5.29%
.	$ 26,000	$ 1,375		$ 24,625	5.29%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ (1,375)**			

SOURWOOD RIDGE REHAB

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
NC EMERGENCY MGMT FUNDS	933,805	-		933,805	0.00%
	$ 933,805	$ -		$ 933,805	0.00%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
CONSTRUCTION IN PROGRESS	$ 813,805	0			
PROF. SERVICES, ENGINEERING	120,000	37,250		82,750	31.04%
.	$ 120,000	$ 37,250		$ 82,750	31.04%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ (37,250)**			

WATER MAPPING PROJECT

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
ARPA AMERICAN RESCUE PLAN GRANT	254,500	237,405		17,095	93.28%
	$ 254,500	$ 237,405		$ 17,095	93.28%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
PROF. SERVICES, ENGINEERING	254,500	242,900		11,600	95.44%
.	$ 254,500	$ 236,405		$ 11,600	92.89%
NET REVENUE LESS EXPENDITURES (DEFICIT)	**$ -**	**$ 1,000**			

SEWER MAPPING PROJECT

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
ARPA AMERICAN RESCUE GRANT	261,500	244,900		16,600	93.65%
	$ 261,500	$ 244,900		$ 16,600	93.65%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
PROF. SERVICES, ENGINEERING	261,500	242,900		18,600	92.89%
.	$ 261,500	$ 242,900		$ 18,600	92.89%
NET REVENUE LESS EXPENDITURES (DEFICIT)	**$ -**	**$ 2,000**			

SANITATION FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
SANITATION CHARGES	$ 345,000	$ 30,748	$ 314,252	8.91%
OTHER REVENUES	750		750	0.00%
SOLID WASTE	1,200		1,200	0.00%
APPROPRIATION FROM FUND BALANCE	-		-	0.00%
	$ 346,950	$ 30,748	$ 316,202	8.86%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
PERSONNEL & OPERATING EXPENSES	$ 334,069	$ 34,472	$ 2,402	$ 297,195	11.04%
DEBT	12,881			12,881	0.00%
	$ 346,950	$ 34,472	$ 2,402	$ 310,076	10.63%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ (3,724)**			

CULTURAL & RECREATION FUND

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE	UNCOLLECTED TO DATE	YTD COLLECTED %
Transfer In	$ -		$ -	0.00%
Local Contributions, Grants	$ -		$ -	0.00%
Rogers Park Donations	$ 4,500	$ 1,000	$ 3,500	22.22%
Morris Donations			$ -	0.00%
Appropriation from Fund Balance	$ 10,650		$ 10,650	0.00%
	$ 15,150	$ 1,000	$ 14,150	6.60%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
CONTRACTED SERVICES	**$ 1,000**	1615		$ (615)	161.50%
SPECIAL EVENT EXPENSES	**$ -**			$ -	0.00%
CAPITAL OUTLAY	$ 13,500		$ 7,152	$ 6,348	52.98%
MORRIS REPLACEMENT	650			650	0.00%
	$ 15,150	$ 1,615	$ 7,152	$ 6,383	57.87%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ (615)**			

CEMETERY

REVENUES	7/1/25-6/30/26 BUDGET	COLLECTED TO DATE		UNCOLLECTED TO DATE	YTD COLLECTED %
Sale of Grave/Ash Sites	$ -				
Local Contributions, Grants	$ -				
Transfer from General Fund	$ 15,000			$ 15,000	0.00%
	$ 15,000	$ -		$ 15,000	0.00%

EXPENDITURES & ENCUMBRANCES	7/1/26-06/30/2027 BUDGET	SPENT TO DATE	ENCUMRANCES	UNSPENT TO DATE	YTD SPENT %
SUPPLIES/MATERIALS	$ 5,000				
CONTRACTED SERVICES	10,000		1,099	8,901	10.99%
	$ 15,000	$ -		$ 8,901	0.00%
NET REVENUE LESS EXPENDITURES (DEFICIT)		**$ -**			

	7/1/25-6/30/26 BUDGET
GENERAL FUND	$ 2,412,363
POLICE PENSION FUND	$ 18,471
CULTURE & RECREATION	$ 15,150
POWELL BILL FUND	$ 80,000
TOURISM DEVELOPMENT FUND	$ 46,000
SANITATION FUND	$ 346,950
WATER & SEWER FUND	$ 2,230,600
WATER METER FUND	$ 50,000
FIRE DEPARTMENT FUND	$ 1,173,000
HARMON FIELD FUND	$ 384,207
	$ 6,756,741

BRAEWICK SEWER REHAB PROJECT	$ 3,275,752
WATER MAPPING PROJECT	$ 254,500
SEWER MAPPING PROJECT	$ 261,500
SPECIAL PROJECT FUNDS	**$ 3,791,752**

THE TOWN OF TRYON BOARD OF COMMISSIONERS REGULAR MEETING DATES

FY 26/27

3RD TUESDAY OF EACH MONTH

NO meeting in JULY

ALL MEETINGS WILL TAKE PLACE IN THE MCCOWN ROOM AT TOWN HALL (301 N TRADE ST.) UNLESS OTHERWISE POSTED

	WORK SESSION	REGULAR SESSION
August 18, 2026	6:30 p.m.	7:00 p.m.
September 15, 2026	6:30 p.m.	7:00 p.m.
October 20, 2026	6:30 p.m.	7:00 p.m.
November 17, 2026	6:30 p.m.	7:00 p.m.
December 15, 2026	6:30 p.m.	7:00 p.m.
January 19, 2027	6:30 p.m.	7:00 p.m.
February 16, 2027	6:30 p.m.	7:00 p.m.
March 16, 2027	6:30 p.m.	7:00 p.m.
April 20, 2027	6:30 p.m.	7:00 p.m.
May 18, 2027	6:30 p.m.	7:00 p.m.
June 15, 2027	6:30 p.m.	7:00 p.m.

AGENDA ITEM

DATE: June 30, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO

SUBJECT: FY25-26 Budget Ordinance Amendment No. Five

BACKGROUND: The Revenue and Expenditures for the FY25-26 Budgets have been reviewed and an amendment to the following budgets is recommended. The FY26 Budget Ordinance authorizes the Town Manager to transfer up to $10,000 between departments within the same fund.

General Fund: The General Fund is amended without an increase in revenue or need of fund balance appropriation. The Administration Department is increased by $10,000 and the Parks Department decreased by $10,000. This budget amendment provides additional funding for property liability insurance.

Revenue:

Appropriation of Fund Balance	$0
Total Revenue	$0

Expenditures:

Administration Dept	$10,000
Parks Dept	($10,000)
Total Expenditures	$0

Water and Sewer Fund: The Water & Sewer Fund is amended without an increase in revenue or need for a fund balance appropriation. Water Distribution Capital Equipment Budget was exceeded due to aging equipment replacement.

Revenue:

Water Charges	$0
Sewer Charges	$0
Total Revenue	$0

Expenditures:

Water Distribution	$5,000
Sewer Collections	$5,000
Water Plant	($10,000)
Total Expenditures	$0

RECOMMENDATION: Approve FY25-26 Budget Ordinance Amendment No. Five (See attached Ordinance Amendment No. Five)

TOWN OF TRYON
FISCAL YEAR 2025/2026 BUDGET ORDINANCE NO. FIVE

BE IT ORDAINED by the Governing Board of the Town of Tryon on amending said budget.

WHEREAS, the Town of Tryon Board of Commissioners adopted the FY25-26 Budget on June 30, 2025; and;

WHEREAS, the Town of Tryon Board of Commissioners adopted FY26 Budget Amendment No. One on September 16, 2025 totaling $84,700; and

WHEREAS, the Town of Tryon Board of Commissioners adopted FY26 Budget Amendment No. Two on January 20, 2026 totaling $178,342; and

WHEREAS, the Town of Tryon Board of Commissioners adopted FY26 Budget Amendment No. Three on April 21, 2026 totaling $286,049; and

WHEREAS, the Town of Tryon Board of Commissioners adopted FY26 Budget Amendment No. Four on June 16, 2026 totaling $80,000; and

WHEREAS, the Town of Tryon Board of Commissioners adopted FY26 Budget Ordinance which authorizes the Town Manager to transfer up to $10,000 in Fund Budgets; and

WHEREAS, the Town Manager hereby amends the General Fund Budget and Water and Sewer Fund Budget in accordance with said ordinance on June 30, 2026; and

NOW, THEREFORE, BE IT RESOLIVED:

That the Tryon Manager hereby approves Budget Ordinance No. Five as follows:

GENERAL FUND

REVENUE

Appropriation of Fund Balance	$0
TOTAL REVENUE	$0

EXPENDITURES

Administration Department	$10,000
Parks Department	($10,000)
TOTAL EXPENDITURES	$0

WATER AND SEWER FUND

REVENUE

Water Charges	$0
Sewer Charges	$0
TOTAL REVENUE	$0

EXPENDITURES

Water Distribution	$5,000
Sewer Collections	$5,000
Water Treatment Plant	($10,000)
TOTAL EXPENDITURES	$0

SUMMARY OF ALL BUDGETS (ADOPTED BUDGET AND AMENDMENTS NO. ONE, TWO, THREE, FOUR and FIVE)

General Fund	$2,412,363
Cultural & Recreation	$34,800
Cemetery Fund	$23,800
Powell Bill Fund	$160,000
Tourism Development Fund	$46,000
Sanitation Fund	$317,050
Water & Sewer Fund	$2,459,289
Water Meter Fund	$50,000
Fire Department Special Revenue Fund	$1,067,285
Harmon Field Special Revenue Fund	$384,207
Police Pension Trust Fund	$18,071
TOTAL ALL FUNDS	$6,972,865

APPROVED THIS 30TH DAY OF JUNE 2026

Jim Fatland, Town Manager

ATTEST:

Emily Dale, Town Clerk

TOWN OF TRYON BUDGET ORDINANCE AND AMENDMENTS SUMMARY OF ALL FUNDS FISCAL YEAR 2025-2026	ADOPTED BUDGET	09/16/2025 AMENDMENT NO. ONE	01/20/2026 AMENDMENT NO. TWO	4/21/2026 AMENDMENT NO. 3	6/16/2026 AMENDMENT NO. 4	6/30/2026 AMENDMENT NO. 5	AMENDED BUDGET
GENERAL FUND	$2,339,763	$42,600	$30,000			$0	$2,412,363
POWELL BILL FUND	$80,000				$80,000		$160,000
POLICE PENSION FUND	$18,071						$18,071
CEMETERY FUND	$15,000		$8,800				$23,800
TOURISM DEVELOPMENT	$25,000	$21,000					$46,000
SANITATION	$310,050			$7,000			$317,050
WATER AND SEWER	$2,142,000	$13,600	$75,000	$228,689	$0	$0	$2,459,289
WATER METER FUND	$50,000						$50,000
FIRE DEPARTMENT	$1,011,550		$5,375	$50,360			$1,067,285
HARMON FIELD	$332,840	$7,500	$43,867				$384,207
CULTURE AND RECREATION	$19,500		$15,300				$34,800
TOTAL ALL BUDGETS	$6,343,774	$84,700	$178,342	$286,049	$80,000	$0	$6,972,865

June 2026: TPD Calls for Service

Business Checks	138		House Checks	132
Community Checks	90		Foot Patrol	5
Assist LEO	9		Assist FD/EMS	7
Assist Other/PW	2		Assist Public/Stranded Vehicle	4
Traffic Stop	41		C&R/Traffic Hazard	15
Traffic Control	1		Checkpoint	
Parking Complaint			Training	1
Ordinance Related			Golf Cart Related	
MVA PD report only	2		MVA w/ Person Injured	
Hit & Run				
Suspicious Person	6		Suspicious Vehicle	22
Suspicious Activity				
DA's office	1		Warrant	1
Mag's Office			Court/Courthouse	7
Alarm, Residential			Alarm, Bank	
Alarm, School			Alarm, Commercial	1
Open Door	1			

Abuse			IVC/Mental Subject	
Animal	4		Larceny	
Assault	1		Littering/Trash	
B&E			Missing Person	
Citizen Contact	7		Noise Complaint	2
Civil Related	1		Notary Related	4
Disturbance			Property Damage/ Vandalism	3
DOA/Death	1		Recover Stolen Property	
Domestic	1		Repo	
Drug Related			Road Closed/Blocked	3
Escort			Shots Fired	
Follow Up/Investigation	23		Special Event	1
Found Property			Stolen Vehicle	
Fraud			Suicide: Threatening/Attempting	
Harassment/Threats	2		Trespassing	3
Health & Welfare Check	7		Vagrancy	
Improperly Parked Vehicle	1		911 Hang-up/Silent	6
Intoxicated Person				
			TOTAL CALLS:	**556**

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

July 2026: TPD Calls for Service

Business Checks	112		House Checks	176
Community Checks	80		Foot Patrol	3
Assist LEO	9		Assist FD/EMS	12
Assist Other/PW	1		Assist Public/Stranded Vehicle	2
Traffic Stop	102		C&R/Traffic Hazard	6
Traffic Control			Checkpoint	1
Parking Complaint			Training	2
Ordinance Related			Golf Cart Related	
MVA PD report only	5		MVA w/ Person Injured	
Hit & Run				
Suspicious Person	10		Suspicious Vehicle	23
Suspicious Activity	2			
DA's office			Warrant	
Mag's Office			Court/Courthouse	1
Alarm, Residential	2		Alarm, Bank	
Alarm, School			Alarm, Commercial	2
Open Door				

Abuse			IVC/Mental Subject	
Animal	6		Larceny	
Assault			Littering/Trash	
B&E	4		Missing Person	
Citizen Contact	4		Noise Complaint	3
Civil Related	2		Notary Related	3
Disturbance	6		Property Damage/ Vandalism	2
DOA/Death			Recover Stolen Property	1
Domestic	1		Repo	
Drug Related	1		Road Closed/Blocked	
Escort			Shots Fired	2
Follow Up/Investigation	17		Special Event	
Found Property			Stolen Vehicle	
Fraud			Suicide: Threatening/Attempting	1
Harassment/Threats	9		Trespassing	1
Health & Welfare Check	6		Vagrancy	
Improperly Parked Vehicle	2		911 Hang-up/Silent	5
Intoxicated Person	2			
			TOTAL CALLS:	**629**

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

June 2026: TFD Calls for Service

Fire Calls			EMS Calls	
Brush & Wildland Fire	1		Abdominal | Back Pain	
Calls for Service	2		Animal Bites	2
Control Burn			Breathing Difficulty	3
Damage | Cut Utility Line	1		Calls for Service	2
Direct Traffic			Cardiac Arrest	1
DOA | Death			Chest Pain | Heart Problems	4
Elevator Rescue			Diabetic	4
Fire Alarm	6		Falls	12
Fuel Spill			Headache	1
Fumes | Gas Leak	1		Medical Alarm	5
Hazmat Incident			Seizures	
High Angle | Rope Rescue			Sick | Unknown Problem	7
Illegal Burning			Stroke | CVA	1
Landing Zone			Trauma	1
Lift Assist	2		Unconscious | Unresponsive	5
Fire Miscellaneous	4			
MVC | Collisions | Entrapment	4		**Other**	
Power Lines | Wires Down	7		Public Assist	1
Search & Rescue	1		Standby	1
Structure Fire	4		Training	
Smoke Investigation	1		Special Assignment	3
Tree Down	7		LEO: Suspicious Person	
Vehicle Fire	1		LEO: Health & Welfare Check	2
Water Rescue			Assist Other Agency	2
Weather | Disaster | Flood				

July 2026: TFD Calls for Service

Fire Calls			**EMS Calls**	
Brush & Wildland Fire			Abdominal | Back Pain	
Calls for Service			Animal Bites	
Control Burn			Breathing Difficulty	1
Damage | Cut Utility Line			Bleeding Non-Traumatic	1
Direct Traffic			Calls for Service	3
DOA | Death			Chest Pain | Heart Problems	2
Elevator Rescue			Diabetic	2
Fire Alarm	6		Mental | Emotional | Psychological	
Fuel Spill			Falls	10
Fumes | Gas Leak	1		Seizures	1
Hazmat Incident			Sick | Unknown Problem	5
High Angle | Rope Rescue			Stabbing | Gunshot Victim	1
Illegal Burning			Stroke | CVA	3
Landing Zone	1		Suicidal | Attempted Suicide	1
Lift Assist	8		Unconscious | Unresponsive	2
Fire Miscellaneous	6			
MVC | Collisions | Entrapment	1		**Other**	
Power Lines | Wires Down	1		Public Assist	4
Smoke Investigation	1		Standby	
Structure Fire	6		Training	1
Submerged | Sinking Vehicle			Special Assignment	1
Tree Down	16		LEO: Suspicious Person	
Vehicle Fire			LEO: Health & Welfare Check	
Water Rescue			Assist Other Agency	1
Weather | Disaster | Flood				

AGENDA ITEM

DATE: August 18, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO
Josh Connell, Fire Chief

SUBJECT: New Radios for Tryon Fire Department

BACKGROUND: Fire Chief Connell is requesting the approval to purchase four (4) new radios. Currently, Tryon firefighters carry 2 and sometimes 3 radios for emergency communication in four counties, each requiring different frequencies.

The new tri-band radios operate on all frequencies allowing firefighters to carry a single radio.

RECOMMENDATION:

1) Purchase of four(4) new radios at a cost of $26,200.10
2) Approve amending FY27 Fire Department Budget appropriating $26,200 from fund balance and increasing capital equipment line item for $26,200

FISCAL IMPACT: Source of funds is Fire Department Fund Balance

Jim Fatland

From:	Josh Connell
Sent:	Thursday, August 6, 2026 6:10 PM
To:	Jim Fatland; Tim Daniels
Subject:	Request for radio purchases

I am requesting the purchase of four new tri-band radios to streamline our operations. Currently, our crews must carry two to three radios at a time because we respond to emergencies across four different counties, each using separate frequencies. These new tri-band radios operate on all of those frequencies, allowing us to carry a single device for every necessary channel.

Consolidating our equipment will significantly improve safety during interior firefighting operations and provide much better reception. It will also reduce long-term maintenance costs and eliminate the need to manage multiple backup batteries for various devices.

We need to make this purchase immediately because these radios are currently on sale. If we wait until after August, the price will increase by $1,000 per radio, resulting in a substantial and unnecessary added expense for our department.

Josh Connell
Fire Chief
Tryon Fire Department
828-440-0180

Kimball
COMMUNICATIONS
Tel 828.697.6232
245 Duncan Hill Road
Hendersonville, NC 28792

Estimate

DATE	ESTIMATE...
7/1/2026	12340

NAME / ADDRESS
Tryon Fire Department 301 North Trade St Tryon, NC 28782

Web Site
www.kc2w.com

REP

E-mail
qbe@kc2w.com

ITEM	DESCRIPTION	QTY	COST	TOTAL
	PROMO FOR NEW VP8000 HC / PC DUAL BAND VHF & 800 BLACK			
VP8000	VP8000 VHF, 7/800 MHz, Model 2, Black, Fire Channel Knob, KRA-47MB Wideband Antenna, KNB-L3M Li-Ion 3400 mAh (L3 High Capacity), KMC-70, Analog FM, P25 CAI AMBE+2, Analog Conventional, P25 Conventional, P25 Phase 1 Trunking, P25 Phase 2 TDMA, NXDN Conv, NXDN Gen 1, NXDN Gen 2, 2048Ch, Multi Key DES-OFB and AES, ARC4, MDC1200, P25 Two Tone Paging Encode Decode, Conventional Voting Scan, TrueVoice™ Noise Cancellation, Bluetooth, Bluetooth Low Energy, GPS, WiFI, 5 Year Warranty LIST $8,550.90	4	6,550.0475	26,200.19T
KSC-52BK	CHARGER, SINGLE BAY RAPID RATE, A-POCKET, VP-T. B pocket for KNB-L1/L2/L3/LS5/LS7 LIST 107	4	0.00	0.00T
	Subtotal of Items listed above >>			26,200.19
	NC Sales Tax		6.75%	1,768.51

	TOTAL	$27,968.70

AGENDA ITEM

DATE: July 7, 2026

TO: Harmon Field Board of Supervisors

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO

SUBJECT: FY27 Budget Amendment

BACKGROUND: The Harmon Field Board of Supervisors approved the FY27 Budget on April 7, 2026. The FY27 Budget included a request for $45,000 from the Polk County Board of Commissioners to supplement lost rental income from Helene Storm damaged and destroyed facilities. The Polk County Board of Commissioners approved $25,000 for FY27.

The Harmon Field Board amended the MOU with the Dallara Foundation from $3,000 to $4,000 for annual maintenance of Dallara Field.

The Town of Tryon has changed insurance providers for Property Liability Insurance that resulted in $19,000 annual savings for Harmon Field. The new insurance provider is the North Carolina League of Municipalities Risk Insurance Pool.

The following budget amendment is hereby presented for your consideration and approval.

Revenue:

Polk County Commissioners	($20,000)
Dallara Foundation	$1,000
Total Revenue	($19,000)

Expenditures:

Property, Liability Insurance	($19,000)
Total Expenditures	($19,000)

RECOMMENDATION: Approve FY27 Harmon Field Budget Amendment

TOWN OF TRYON
FISCAL YEAR 2026/2027 BUDGET ORDINANCE NO. ONE

BE IT ORDAINED by the Governing Board of the Town of Tryon on amending said budget.

WHEREAS, the Town of Tryon Board of Commissioners adopted the FY26-27 Budget on June 16, 2026; and

WHEREAS, the Tryon Town Board of Commissioners desire to decrease the Harmon Field by $19,000; and increase the Fire Department Budget by $26,200; and

NOW, THEREFORE, BE IT RESOLIVED:

That the Tryon Board of Commissioners hereby approve Budget Ordinance No. 1 as follows:

HARMON FIELD FUND

REVENUE

Polk County Commissioners	($20,000)
Dallara Foundation	$1,000
TOTAL REVENUE	($19,000)

EXPENDITURES

Property, Liability Insurance	($19,000)
TOTAL EXPENDITURES	($19,000)

FIRE DEPARTMENT FUND

REVENUE

Appropriation of Fund Balance	$26,200
TOTAL REVENUE	$26,200

EXPENDITURES

Capital Equipment	$26,200
TOTAL EXPENDITURES	$26,200

SUMMARY OF ALL BUDGETS (ADOPTED BUDGET AND AMENDMENTS NO. ONE)

General Fund	$2,802,456
Cultural & Recreation	15,150
Cemetery Fund	$15,000
Powell Bill Fund	$80,000
Tourism Development Fund	$19,000
Sanitation Fund	$346,950
Water & Sewer Fund	$2,319,500
Water Meter Fund	$50,000
Fire Department Special Revenue Fund	$1,199,200
Harmon Field Special Revenue Fund	$314,645
Police Pension Trust Fund	$18,471
TOTAL ALL FUNDS	$7,180,372

ADOPTED THIS 18th DAY OF AUGUST 2026 **ATTEST:**

J. Alan Peoples, Mayor Emily Dale, Town Clerk

TOWN OF TRYON			
BUDGET ORDINANCE AND AMENDMENTS			
SUMMARY OF ALL FUNDS			
FISCAL YEAR 2026-2027			
		8/18/2026	
	ADOPTED	**AMENDMENT**	**AMENDED**
	BUDGET	**NO. ONE**	**BUDGET**
GENERAL FUND	**$2,802,456**		**$2,802,456**
POWELL BILL FUND	**$80,000**		**$80,000**
POLICE PENSION FUND	**$18,471**		**$18,471**
CEMETERY FUND	**$15,000**		**$15,000**
TOURISM DEVELOPMENT	**$19,000**		**$19,000**
SANITATION	**$346,950**		**$346,950**
WATER AND SEWER	**$2,319,500**		**$2,319,500**
WATER METER FUND	**$50,000**		**$50,000**
FIRE DEPARTMENT	**$1,173,000**	**$26,200**	**$1,199,200**
HARMON FIELD	**$333,645**	**-$19,000**	**$314,645**
CULTURE AND RECREATION	**$15,150**		**$15,150**
TOTAL ALL BUDGETS	**$7,173,172**	**$7,200**	**$7,180,372**

AGENDA ITEM

DATE: August 18, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO

SUBJECT: Renew NC Community Infrastructure Program

BACKGROUND: The Town Board of Commissioners at their regularly scheduled meeting held on April 21, 2026 approved a Resolution authorizing Town Manager to sign grant documents for CDBG-DR Helene.

Subsequent to this action, staff has been working with our grant team and engineers to complete the funding applications in advance of upcoming deadline.

Water and Sewer projects submitted include the following:

Screven Street Sewer Replacement	$2,500,000
US176/School Street Water Main Replacement	$2,181,000

Project descriptions and budgets are attached as part of this report.

RECOMMENDATION: Information Only

FISCAL IMPACT: There is no local match requirement

Jim Fatland

From: Alvin Fuller <afuller@summitengineeringgroup.com>
Sent: Thursday, August 13, 2026 1:02 PM
To: Jim Fatland; Emily Dale
Subject: Fw: Tryon Projects and Funding Sources
Attachments: TOWN OF TRYON 2026 Utility Projects - Sewer.pdf; TOWN OF TRYON 2026 Utility Projects - Water.pdf

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From: Alvin Fuller <afuller@summitengineeringgroup.com>
Sent: Wednesday, August 12, 2026 3:33 PM
To: Jim Fatland <manager@tryonnc.gov>
Cc: Emily Dale <accountingmanager@tryonnc.gov>
Subject: Tryon Projects and Funding Sources

Jim,
As per our conversation, please see the proposed projects and the funding sources below.

Proposed Project	Grant Program	Description	Project Cost
Howard Gap Water Main Replacement	FEMA's Hazard Mitigation Grant Program	Replace nearly 2,000 linear feet of old 2" galvanized water main with new 6" PVC water main.	Construction cost - $0.5M Non-Construction Cost - $0.1M Total Project Budget - $0.6M
Standby Power Project (Generators)	FEMA's Hazard Mitigation Grant Program	Installation of 3 standby generators at the Town's Hogback Mtn Pump Station, Warrior Rd Pump Station, and Public Works Garage	Construction cost - $0.15M Non-Construction Cost - $0.03M Total Project Budget - $0.18M
Screven Street Sewer Replacement	CDBG-Disaster Recovery - Community Infrastructure	Replace nearly 5,100 linear feet of 10" under sized clay gravity sewer with new 16" PVC gravity sewer, trunk line to the WWTP.	Construction cost - $2.1M Non-Construction Cost - $0.4M Total Project Budget - $2.5M
US 176 & School Road Water Main Replacements	CDBG-Disaster Recovery - Community Infrastructure	Replace over 5500 linear feet of 6" cast iron water main with new 8" DIP water main along N. Trade	Construction cost - $1.9M Non-Construction Cost - $0.3M

TOWN OF TRYON
2026 WATER SYSTEM IMPROVEMENTS

PROJECT DESCRIPTION:

WATER MAIN REPLACEMENT

The water system serving the Town of Tryon and surrounding area needs improvement. Sections of the existing 6" water main serving the north side of Town are in poor condition and need replacement. The water mains are older cast iron lines with lead joints and have suffered multiple failures as evidenced by patches along N. Trade Street, School Street and W. Howard Street.

The first section of water line proposed water line proposed for replacement is on N. Trade Street from W. Howard Street to Lynn Road and will require approximately 1975 linear feet of 8" C900 PVC water main.

The second section of water main replacement will occur on School Street and W. Howard Street and will consist of approximately 1075 linear feet of 8" C900 PVC water main, ensuring reliable water service to Tryon Elementary School.

The third section of prosed water line replacement will occur on N. Trade Street from Lynn Road to Country Club Road and will consist of approximately 2545 linear feet of 8" C900 PVC.

Additionally, valves will be added to allow for the proper isolation and repair of sections of the system. Eight new hydrants will increase the ability of the fire protection system to function properly in the business, school area and residential sections.

The proposed project will also increase line size (6" to 8") and ensure reliability of the connection between the existing 12" and 10" water mains supplying the Town from the water treatment plant. Benefits of this improvement include:

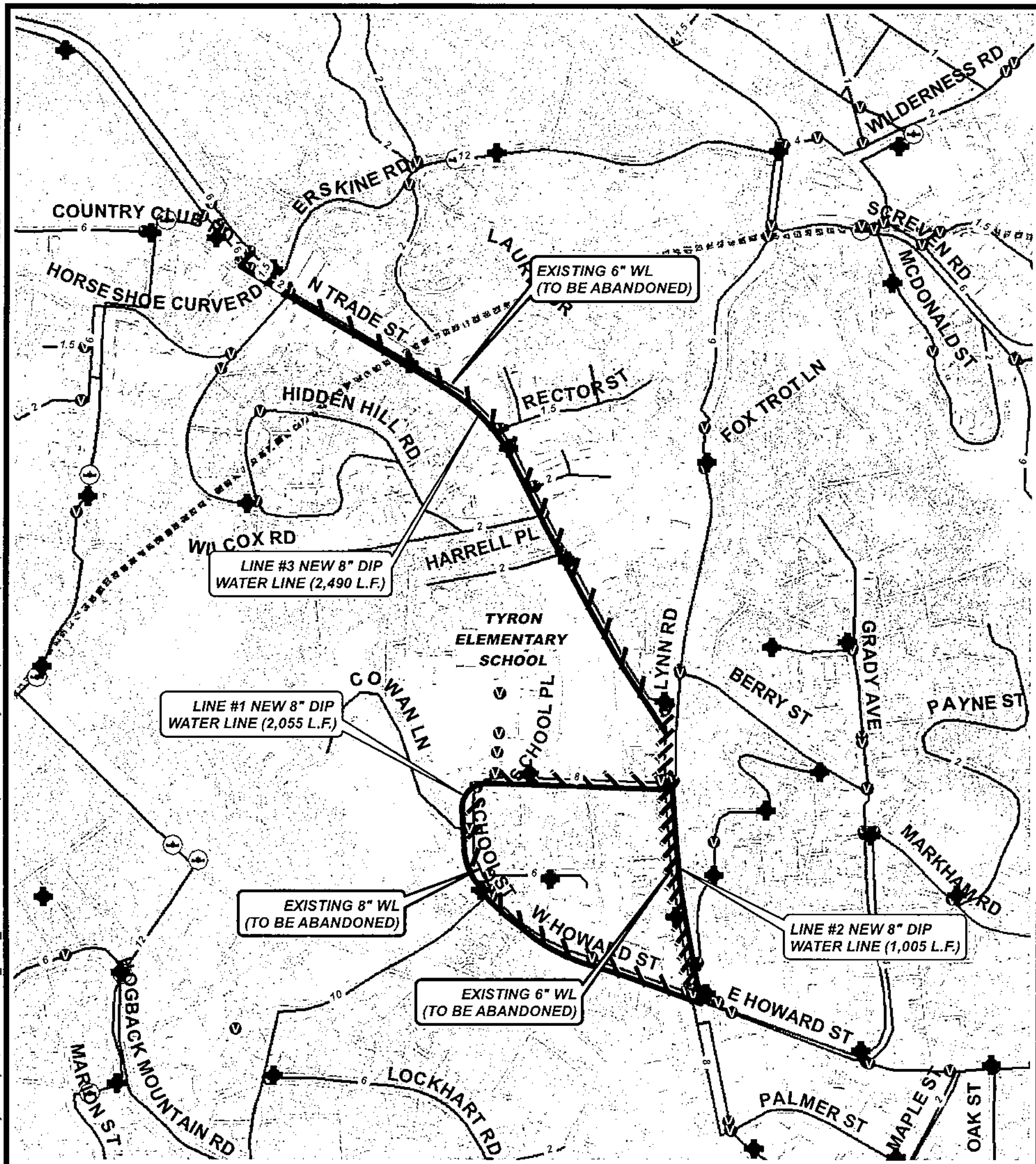
- greater fire flows
- increased capacity to meet peak hourly demands
- enhanced system redundancy
- increased system resilience

Proposed Project Budget:

- Construction Sub-Total .... $ 1,718,650.00
- 10% Contingency .... $ 172,000.00
- Non-Construction Cost $ 290,000.00
- Total Project Budget .... $ 2,181,000.00

Please refer to Figures 1 and 2 for a detailed cost estimate and project map.

8" Waterline Replacement - Figure 1					
Item	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Cost**
1	Contractor Mobilization / Demobilization:				
a.	Mobilization (Max. 5% of Total Bid)	1	LS	$ 80,000.00	$ 80,000.00
b.	Demobilization (Min. of 1% of Total Bid)	1	LS	$ 17,000.00	$ 17,000.00
2	New Water Mains (Open Cut / Bore and Jack)				
a.	8" PVC (Open Cut)	5,450	LF	$ 95.00	$ 517,750.00
b.	10" HDPE (HDD)	440	LF	$ 300.00	$ 132,000.00
c.	8" RJ DIP in 16" Stl Encase (Bored & Jacked)	260	LF	$ 400.00	$ 104,000.00
3	Gate Valves				
a.	8-inch	44	EA	$ 3,000.00	$ 132,000.00
4	Fire Hydrant Assembly	8	EA	$ 11,000.00	$ 88,000.00
5	Connect to Existing System				
a.	12" (TS&V)	1	EA	$ 8,000.00	$ 8,000.00
b.	10" (TS&V)	1	EA	$ 8,000.00	$ 8,000.00
c.	8" (Cut-in)	1	EA	$ 8,000.00	$ 8,000.00
d.	6" (TS&V)	4	EA	$ 8,000.00	$ 32,000.00
e.	2" (TS&V)	4	EA	$ 8,000.00	$ 32,000.00
6	Sidewalk Replacement	450	SY	$ 60.00	$ 27,000.00
7	Pavement Replacement				
a.	Trench Patch (4' Wide)	3700	LF	$ 55.00	$ 203,500.00
b.	Mill and Overlay	2,700	SY	$ 60.00	$ 162,000.00
8	Residential Service Reconnections				
a.	Water	42	EA	$ 2,500.00	$ 105,000.00
9	Grassing & Erosion Control	0.53	AC	$ 30,000.00	$ 15,900.00
10	Testing/Miscellaneous:				
a.	Compaction Tests	15	EA	$ 500.00	$ 7,500.00
b.	Testing and Disinfection	1	LS	$ 3,000.00	$ 3,000.00
c.	Classified Excavation	120	CY	$ 175.00	$ 21,000.00
11	Abandon Ex. Waterlines				
a.	8" (School St. / W Howard St.)	1	EA	$ 5,000.00	$ 5,000.00
b.	8" / 6" (N Trade St.)	1	EA	$ 5,000.00	$ 5,000.00
c.	6" (N Trade St.)	1	EA	$ 5,000.00	$ 5,000.00
CONSTRUCTION SUB-TOTAL					**$ 1,718,650.00**
10% CONTINGENCY					**$ 172,000.00**
Total Construction Budget					**$ 1,891,000.00**
Item	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Cost**
B.	**Non-Construction Cost**				
1	Design & Permitting	1	LS	$ 115,000.00	$ 115,000.00
2	"No-Rise" Certification	1	LS	$ 10,000.00	$ 10,000.00
3	Bidding	1	LS	$ 15,000.00	$ 15,000.00
4	Construction Admin. & Observation	1	LS	$ 130,000.00	$ 130,000.00
5	Project Closeout	1	LS	$ 5,000.00	$ 5,000.00
6	General Administration	1	LS	$ 15,000.00	$ 15,000.00
	Total Non-Construction Budget				**$ 290,000.00**
	TOTAL CONSTRUCTION BUDGET				**$ 2,181,000.00**



SUMMIT
ENGINEERING GROUP INC

Legend

- Proposed Waterline
- Existing Waterline
- Street Centerline
- State Highway

N W E S

0 250 500 1,000 Feet

1 inch = 500 feet

TOWN OF

TRYON, N.C.

FIGURE #2

PROPOSED WATER SYSTEM IMPROVEMENTS

AGENDA ITEM

DATE: August 18, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO

SUBJECT: FEMA Hazard Mitigation Projects

BACKGROUND: The Town of Tryon has submitted projects to FEMA for grant funding under the Hazard Mitigation Program.

Water and Sewer projects submitted include the following:

Main Sewer Trunk Line to WWTP	$2,519,000
Howard Gap Road Water Main Replacement	$568,000
Standby Power Generators	$150,000
Hogback Pump Station	
Warrior Mountain Pump Station	
Public Works Garage	

Project descriptions and budgets are attached as part of this report.

RECOMMENDATION: Information Only

FISCAL IMPACT: There is no local match requirement

TOWN OF TRYON
2026 SEWER SYSTEM IMPROVEMENTS

PROJECT DESCRIPTION:

SEWER TRUNK MAIN REPLACEMENT

The northern portion of the sewer collection system is served by existing 10" and 12" sewer trunk lines. These mains are tributary to an existing 10" vitrified clay gravity sewer trunk line that covey the wastewater to the Town of Tryon Wastewater Treatment Plant. The existing 10" trunk line is in poor condition (a major source of I&I) and is undersized to accept flow from both 10" and 12" tributary mains. The existing clay line has had numerous sanitary sewer overflows resulting in excess amounts of infiltration and inflow during storm events.

The 10" VCP sewer trunk main will be replaced with a new 16" sewer main from the intersection of Screven Road and Markham Road to the Town of Tryon Wastewater Treatment Plant. The new line will begin at the manhole intersection of an existing 10" and 12" trunk mains near the above intersection.

The new 16" SDR 35 PVC sewer main will parallel the existing 10" sewer main to the wastewater treatment plant. The existing 10" sewer main will be plugged and abandoned after completion of the new sewer main. The proposed improvement project will consist of the installation of approximately 5065 linear feet of 16" SDR 35 PVC sewer main and approximately 28 manholes and two creek crossings. Benefits of these improvements will include:

- Reduction of the inflow and infiltration issues along this section of sewer main
- Eliminates an undersized sewer main / bottleneck in the existing system
- Increased capacity

Proposed Project Budget:

- Construction Sub-Total .... $ 1,934,800.00
- 10% Contingency .... $ 194,000.00
- Non-Construction Cost .... $ 390,000.00
- Total Project Budget .... $ 2,519,000.00

Please refer to Figures 1 and 2 for a detailed cost estimate and project map.

16" Gravity Sewer Replacement - Figure 1					
Item	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Cost**
A.	**Construction Cost**				
1	Contractor Mobilization / Demobilization:				
a.	Mobilization (Max. 5% of Total Bid)	1	LS	$ 90,000.00	$ 90,000.00
b.	Demobilization (Min. of 1% of Total Bid)	1	LS	$ 19,000.00	$ 19,000.00
2	Gravity Sewer Main (Open Cut)				
a.	16" PVC, SDR 35	5450	LF	$ 200.00	$ 1,090,000.00
3	Gravity Sewer Main (Bore & Jack)				
a.	16" RJ PVC, C900 in 30" Stl Encase	120	LF	$ 1,200.00	$ 144,000.00
4	New Manholes (4' Dia.)	28	EA	$ 11,500.00	$ 322,000.00
5	Residential Sewer Service Reconnections	4	EA	$ 2,000.00	$ 8,000.00
6	Cut and Plug Ex. Gravity Sewer	2	EA	$ 2,500.00	$ 5,000.00
7	Partial Demolition of Existing Manholes	28	EA	$ 3,000.00	$ 84,000.00
8	Pavement Replacement				
a.	Trench Patch (4' Wide)	90	LF	$ 55.00	$ 4,950.00
b.	Milling & Overlay	100	SY	$ 60.00	$ 6,000.00
9	Grassing & Erosion Control	2	AC	$ 30,000.00	$ 60,000.00
10	Testing / Miscellaneous:				
a.	Compaction Tests	15	EA	$ 500.00	$ 7,500.00
b.	Mandrel / Deflection Testing	5450	LF	$ 4.00	$ 21,800.00
c.	Air / Infiltration Tests	5450	LF	$ 4.00	$ 21,800.00
d.	Manhole Vacuum Tests	28	EA	$ 500.00	$ 14,000.00
e.	Classified Excavation	210	CY	$ 175.00	$ 36,750.00
CONSTRUCTION SUB-TOTAL					$ 1,934,800.00
10% CONTINGENCY					$ 194,000.00
Total Construction Budget					**$ 2,129,000.00**
Item	**Description**	**Quantity**	**Unit**	**Unit Cost**	**Cost**
B.	**Non-Construction Cost**				
1	Land Acquisition	3	EA	$ 10,000.00	$ 30,000.00
2	Legal	1	LS	$ 10,000.00	$ 10,000.00
3	PER	1	LS	$ 15,000.00	$ 15,000.00
4	Design & Permitting	1	LS	$ 125,000.00	$ 125,000.00
5	Environmental	1	LS	$ 15,000.00	$ 15,000.00
6	"No-Rise" Certification	1	LS	$ 10,000.00	$ 10,000.00
7	Bidding	1	LS	$ 15,000.00	$ 15,000.00
8	Construction Admin. & Observation	1	LS	$ 150,000.00	$ 150,000.00
9	Project Closeout	1	LS	$ 5,000.00	$ 5,000.00
10	General Administration	1	LS	$ 15,000.00	$ 15,000.00
	Total Non-Construction Budget				**$ 390,000.00**
	TOTAL CONSTRUCTION BUDGET				**$ 2,519,000.00**

Date: 5/27/2025 Time: 10:14:57 AM

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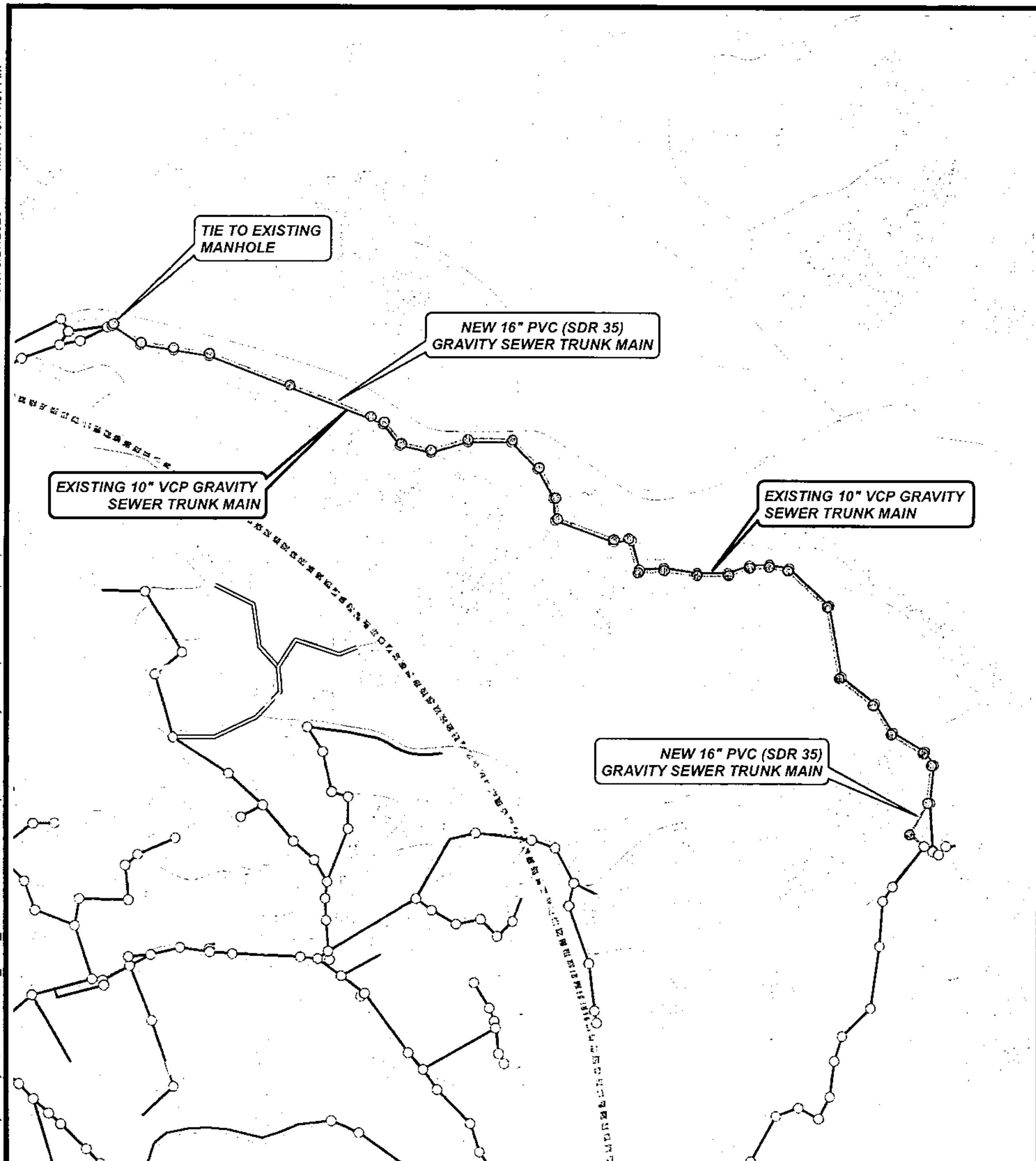

SUMMIT

ENGINEERING GROUP INC.

Legend

- Proposed Manhole
- Proposed Gravity Sewer
- Existing Manhole
- Existing Gravity Sewer

N W E S

0 300 600 1,200 Feet

1 inch = 600 feet

TOWN OF

TRYON, N.C.

FIGURE #2

PROPOSED SEWER SYSTEM IMPROVEMENTS

Project Name:
Howard Gap Road Water Main Replacement

Project Description:
The project will replace the existing undersized, deteriorating 2" galvanized water main crossing of the Pacolet River with a new 8" HDPE water main installed via horizontal directional drill (under the river). The project will also replace the remaining 3,000 linear feet of 2" galvanized water main along Howard Gap Road from Warrior Drive to Lynn Road. The project will improve the resilience of the water main crossing and bring the existing water main up to current NCDEQ standards.

Project Need:
The existing 2" water main crossing has been damaged/broken multiple times due to flooding and storm damage. The existing water main crossing lies in the bottom of the river and along the creek bank. This exposes the water main to floating debris and destabilization of creek banks. The project will install a new 8" HDPE (6" inside diameter) under the river via directional drill, protecting the water main.

The existing water main also exceeds NCDEQ current regulations. NCDEQ allows a maximum run of 2000 linear feet of 2" water main serving no more than 40 customers, if the water main is looped. The current water main extends over 3,000 linear feet. Bringing the water main up to current standards will improve water pressures in the area and provide **fire protection** for the existing homes.

21 parcels will be direct beneficiaries of the project.

Project Construction Estimate:

- Construction Sub-Total: $516,000.00
- Contingency: $ 52,000.00
- Total Construction Budget: $568,000.00

ENGINEER'S OPINION OF PROBABLE COST

Project:	***Howard Gap Road Water Line Improvements***				***Date:***	***9/4/2025***
Bid Item No.	Description of Work		Quantity	Unit	Unit Cost	Cost
1	Contractor Mobilization		1	LS	$55,000	$ 55,000
2	Water Lines – Open-Cut or HDD:					
	a.	6" PVC, C900, Open Cut	3,080	LF	$85	$ 261,800
	b.	8" HDPE, DR11, HDD	220	LF	$450	$ 99,000
3	Valves:					
	a.	6" Gate Valve	2	Ea.	$2,500	$ 5,000
	b.	2" Gate Valve	2	Ea.	$1,500	$ 3,000
4	Connections to Ex. Water Distribution Main:					
	a.	6-Inch (Cut-In)	2	Ea.	$6,000	$ 12,000
	b.	2-Inch (Cut-In)	2	Ea.	$3,000	$ 6,000
5	Water Service Reconnections:					
	a.	Long Side	1	Ea.	$2,500	$ 2,500
	b.	Short Side	3	Ea.	$1,500	$ 4,500
6	Cut & Plug Ex. Water Mains		2	Ea.	$1,000	$ 2,000
7	Pavement Replacement					
	a.	Asphalt Road Patch	70	LF	$55	$ 3,850
8	Erosion Control & Grassing:					
	a.	Seeding and Mulch	0.6	AC	$25,000	$ 15,000
	b.	Silt Fence	700	LF	$5	$ 3,500
9	Testing:					
	a.	Compaction	10	Ea.	$600	$ 6,000
	b.	Pressure/Leakage/Sterilization	3,300	LF	$5	$ 16,500
10	Classified Excavation		100	CY	$200	$ 20,000
					Construction Sub-Total	$ 516,000
					10% Contingency	$ 52,000
					TOTAL CONSTRUCTION ESTIMATE	**$ 568,000**

Tryon-Con Plans

XXXXX

SHEET 1 of 1

2026 WATER SYSTEM IMPROVEMENTS

FOR THE

TOWN OF TRYON, NC

XXXXX COUNTY NORTH CAROLINA

HOWARD GAP ROAD WATER LINE IMPROVEMENTS PROJECT PLAN

DATE APRIL 2025 SCALE AS SHOWN

SUMMIT ENGINEERING GROUP OF NORTH CAROLINA

ENGINEERS • PLANNERS • SURVEYORS

9651 Warren H. Abernathy Hwy

Spartanburg, SC 29301

APPROVALS

REVISIONS

Project Name:
Hogback Mountain Pump Station Standby Power

Project Description:
The project will install permanent standby power to the existing Hogback Mountain Pump Station. The project will consist of the installation of a new generator with fuel tank, concrete generator pad, and automatic transfer switch.

Project Need:
The existing pump station is the only water supply for approximately 11 customers. The pump station is older and is situated along side of Hogback Mountain Road. Power supply to the area is via overhead power lines and along a mountainous road. This location is very susceptible to adverse weather, and power outages in the area is common. The Town staff utilizes a portable generator to restore power to the pump station, which can be hazardous during bad weather events. The proposed project will ensure reliable power supply to the area.

11 customers will be direct beneficiaries of the project.

Project Construction Estimate:

- Construction Sub-Total: $45,000.00
- Contingency: $ 4,000.00
- Total Construction Budget: $49,000.00

ENGINEER'S OPINION OF PROBABLE COST					
Bid Item No.	Description of Work	Quantity	Unit	Unit Cost	Cost
1	Contractor Mobilization	1	LS	$5,000	$ 5,000
2	Site Preparation	1	LS	$2,500	$ 2,500
3	Concrete Pad	1	LS	$5,000	$ 5,000
4	Generator	1	LS	$20,000	$ 20,000
5	Automatic Transfer Switch	1	LS	$7,500	$ 7,500
6	Wiring & Conduit	1	LS	$5,000	$ 5,000
				Construction Sub-Total	$ 45,000
				10% Contingency	$ 4,000
				TOTAL CONSTRUCTION ESTIMATE	**$ 49,000**

Tryon-Con Plans

XXXXX

SHEET 1 OF 1

2026 WATER SYSTEM IMPROVEMENTS

FOR THE

TOWN OF TRYON, NC

XXXX COUNTY NORTH CAROLINA

HOGBACK MOUNTAIN BOOSTER PUMP STATION PROPOSED GENERATOR SITE PLAN

DATE APRIL 2023 SCALE AS SHOWN

SUMMIT ENGINEERING GROUP

APPROVALS

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REVISIONS

Project Name:
Warrior Mountain Pump Station Standby Power

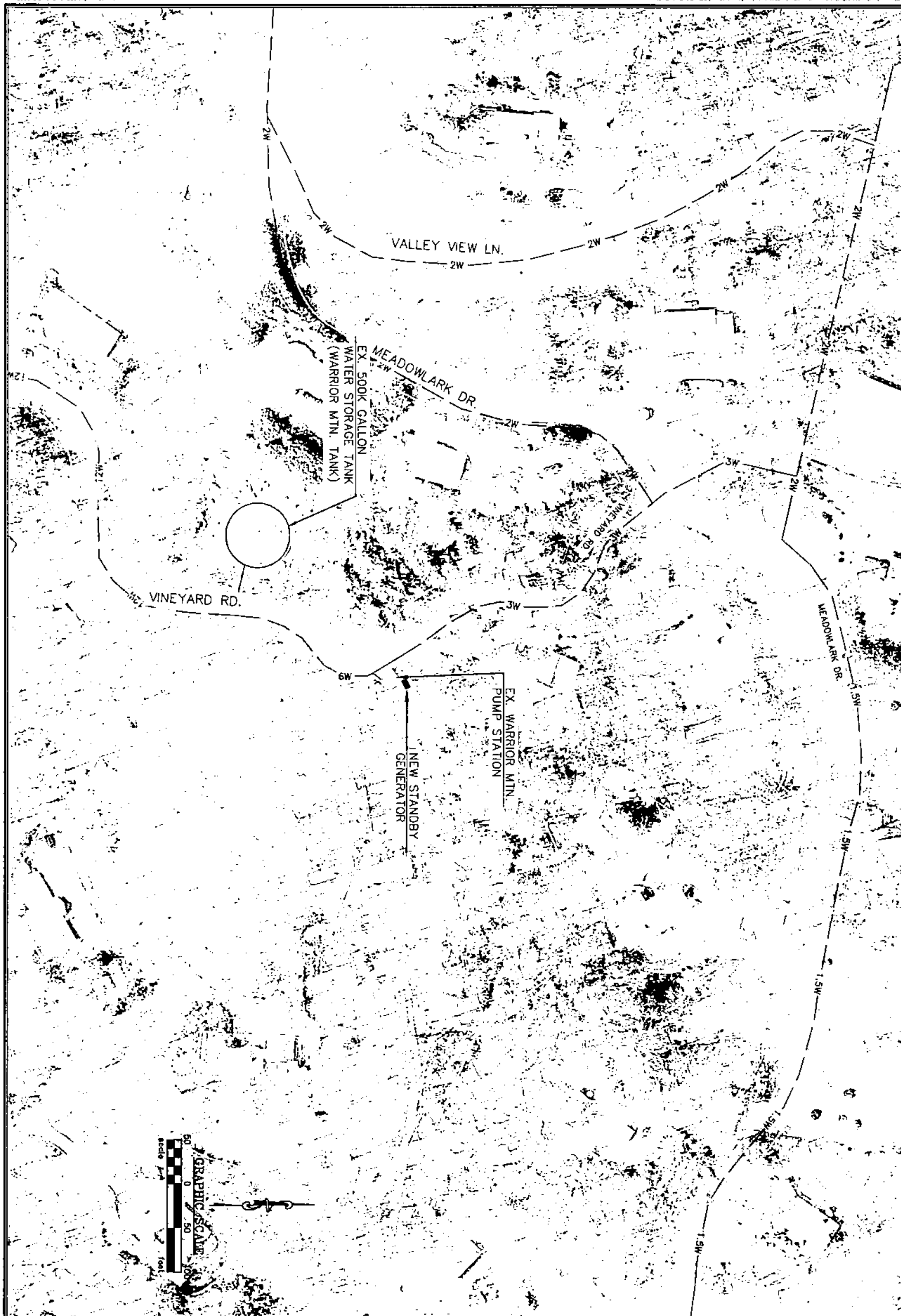
Project Description:
The project will install permanent standby power to the existing Warrior Mountain Pump Station. The project will consist of the installation of a new generator with fuel tank, concrete generator pad, and automatic transfer switch.

Project Need:
The existing pump station is the only water supply for approximately 18 customers. The pump station is older and is situated along side of Warrior Mountain Road. Power supply to the area is via overhead power lines and along a mountainous road. This location is very susceptible to adverse weather, and power outages in the area is common. The Town staff utilizes a portable generator to restore power to the pump station, which can be hazardous during bad weather events. The proposed project will ensure reliable power supply to the area.

18 customers will be direct beneficiaries of the project.

Project Construction Estimate:
- Construction Sub-Total: $45,000.00
- Contingency: $ 4,000.00
- Total Construction Budget: $49,000.00

ENGINEER'S OPINION OF PROBABLE COST					
Bid Item No.	Description of Work	Quantity	Unit	Unit Cost	Cost
1	Contractor Mobilization	1	LS	$5,000	$ 5,000
2	Site Preparation	1	LS	$2,500	$ 2,500
3	Concrete Pad	1	LS	$5,000	$ 5,000
4	Generator	1	LS	$20,000	$ 20,000
5	Automatic Transfer Switch	1	LS	$7,500	$ 7,500
6	Wiring & Conduit	1	LS	$5,000	$ 5,000
				Construction Sub-Total	$ 45,000
				10% Contingency	$ 4,000
				TOTAL CONSTRUCTION ESTIMATE	**$ 49,000**



Tryon–Con Plans

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SHEET 1 OF 1

2026 WATER SYSTEM IMPROVEMENTS

FOR THE

TOWN OF TRYON, NC

XXXXX COUNTY NORTH CAROLINA

WARRIOR MOUNTAIN BOOSTER PUMP STATION PROPOSED GENERATOR SITE PLAN

DATE APRIL 2023 SCALE AS SHOWN

SUMMIT ENGINEERING GROUP

ENGINEERING • PLANNING • SURVEYING

Spartanburg, SC 2930?

APPROVALS

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REVISIONS

AGENDA ITEM

DATE: August 18, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager

SUBJECT: Authorize Advertisement for Construction Bids---Jervey Road Sewer Project

BACKGROUND: On March 19, 2024 the Tryon Board of Commissioners approved a proposal to retain Summit Engineering for the design of the Jervey Road Sewer Rehab Project. Although no grant was awarded at this time, the Town was desirous to be “shovel ready”. The Town had three Sewer System Overflows (SSOs) on Jervey Road Sewer Line since January 1, 2024.

The Town submitted a grant application to NC Emergency Management for funding. On March 17, 2026 the Town Board adopted a Resolution Accepting Grant Offer from NC Department of Public Safety Emergency Management and Mitigation Fund in the amount of $239,800.

On June 16, 2026, the Town Board approved the Jervey Road Rehab Project Ordinance to account for grant revenue and project expenditures.

The Town has received approval from NCDEQ to proceed with advertisement for construction bids.

RECOMMENDATION: Authorize Advertisement for construction bids for Jervey Road Sewer Project

FISCAL IMPACT: Town was awarded a grant from NC Emergency Management with no local match requirement

AGENDA ITEM

DATE: August 18, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager

SUBJECT: Authorize Advertisement for Construction Bids--Sourwood Ridge Hwy 176 Water Main Project

BACKGROUND: The Town submitted a grant application to NC Emergency Management for funding. On March 17, 2026 the Town Board adopted a Resolution Accepting Grant Offer from NC Department of Public Safety Emergency Management and Mitigation Fund in the amount of $933,805.

On June 16, 2026, the Town Board approved the Sourwood Ridge Hwy 176 Project Ordinance to account for grant revenue and project expenditures.

The Town has received approval from NCDEQ to proceed with advertisement for construction bids.

RECOMMENDATION: Authorize Advertisement for construction bids for Sourwood Ridge Hwy 176 Water Main Replacement Project

FISCAL IMPACT: Town was awarded a grant from NC Emergency Management with no local match requirement

JOSH STEIN
Governor
D. REID WILSON
Secretary
RICHARD E. ROGERS, JR.
Director

NORTH CAROLINA
Environmental Quality

July 23, 2026

Town of Tryon
Attention: Jim Fatland, Town Manager
301 N. Tryon Street
Tryon, NC 28782

Re: Engineering Plans and Specifications Approval
Distribution Extension
Sourwood Ridge Rd and US Hwy 176 WM Replacement
TRYON, TOWN OF
Water System No.: NC0175010
Polk County
Serial No.: 26-00615

Dear Applicant:

Enclosed please find one copy of the "Application for Approval..." together with one copy of the referenced engineering plans and specifications bearing the Division of Water Resources stamp of approval for the referenced project. These engineering plans and specifications are approved under Division of Water Resources Serial Number, 26-00615 dated July 23, 2026.

Engineering plans and specifications prepared by Alvin Fuller, Jr., P.E. call for the installation of 3,090 linear feet of 6-inch water main, 1,910 linear feet of 2-inch water main fire hydrants, valves, and associated appurtenances within utility easements along US Highway 176, Walls Road, Sourwood Ridge Road, and Holler Creek Lane to serve existing single family homes for the Sourwood Ridge Rd and US Hwy 176 Water Main Replacements project located in Tryon, Polk County. The proposed 6-inch water mains along US Highway 176 will connect to existing 6-inch water mains along US Highway 176. The proposed 6-inch water main along Sourwood Road will connect to the proposed 6-inch water main along US Highway 176. The proposed 2-inch water main along Walls Road will connect to an existing 2-inch water main along Walls Road. The proposed 2-inch water main along Holler Creek Lane will connect to an existing 2-inch water main along Holler Creek Lane.

Please note that in accordance with 15A NCAC 18C .0309(a), no construction, alteration, or expansion of a water system shall be placed into service or made available for human consumption until the Public Water Supply Section has issued Final Approval. Final Approval will be issued and mailed to the applicant upon receipt of both an Engineer's Certification and an Applicant's Certification submitted in accordance with 15A NCAC 18C .0303 (a) and (c).

These plans and specifications in the foregoing application are approved insofar as the protection of public health is concerned as provided in the rules, standards and criteria adopted under the authority of Chapter

130A-317 of the General Statutes. This approval does not constitute a warranty of the design, construction or future operation of the water system.

One copy of the "Application for Approval..." and a copy of the plans and specifications with a seal of approval from the department are enclosed. One copy of the approved documents in a digital format is being forwarded to our Asheville Regional Office. Another copy is being retained in our records.

If the Public Water Supply Section can be of further service, please call (919) 707-9100.

Sincerely,

RB Sadosky

Rebecca Sadosky, Ph.D., Chief
Public Water Supply Section
Division of Water Resources

RS/RS

Enclosures: Approval Documents

cc: Joel Kohn, P.E., Asheville Regional Office (via email)
Polk County Health Department
Summit Engineering Group of NC, Inc.

JOSH STEIN
Governor
D. REID WILSON
Secretary
RICHARD E. ROGERS, JR.
Director

NORTH CAROLINA
Environmental Quality

July 23, 2026

TOWN OF TRYON
ATTN: JIM FATLAND, TOWN MANAGER
301 N. TRADE ST.
TRYON, NC 28782

Re: **Authorization to Construct (This is not a Final Approval)**
Issue Date: July 23, 2026
SOURWOOD RIDGE RD AND US HWY 176 WATER MAIN REPLACEMENTS
Serial No.: 26-00615 Water System No.: NC0175010
Polk County

Dear Applicant:

This letter is to confirm that a complete Engineer's Report and a Water System Management Plan have been received, and that engineering plans and specifications have been approved by the Department for **SOURWOOD RIDGE RD AND US HWY 176 WATER MAIN REPLACEMENTS, Serial No.: 26-00615.**

The "Authorization to Construct" is valid for 36 months from the issue date. Authorization to construct may be extended if the Rules Governing Public Water Systems [15A NCAC 18C] and site conditions have not changed (see Rule .0305). The "Authorization to Construct" and the engineering plans and specifications approval letter shall be posted at the primary entrance of the job site before and during construction.

Upon completion of the construction or modification, **and prior to placing the new construction or modification into service**, the applicant must submit an Engineer's Certification and Applicant's Certification to the Public Water Supply Section.

- **Engineer's Certification:** in accordance with Rule .0303(a), the applicant shall submit a certification statement signed and sealed by a registered professional engineer stating that construction was completed in accordance with approved engineering plans and specifications, including any provisions stipulated in the Department's engineering plan and specification approval letter.
- **Applicant's Certification:** in accordance with Rule .0303(c), the applicant shall submit a signed certification statement indicating that the requirements for an Operation and Maintenance Plan and Emergency Management Plan have been satisfied in accordance with Rule .0307(d) and (e) and that the system has a certified operator in accordance with Rule .1300. The "Applicant's Certification" form is available at http://www.ncwater.org/ (click on Public Water Supply Section, Plan Review, Plan Review Forms).

Certifications can be sent by mail or attachment to an e-mail message to **PWSSection.PlanReview@deq.nc.gov.**

If this "Authorization to Construct" is for a new public water system, the owner must submit a completed **application for an Operating Permit** and the appropriate fee. For a copy of the application for an Operating Permit please call (919) 707-9076.

Once the certifications and permit application and fee (if applicable) are received and determined adequate, the Department will issue a Final Approval letter to the applicant. In accordance with Rule .0309(a), **no portion of this project shall be placed into service until the Department has issued Final Approval.**

Sincerely,

RB Sadosky

Rebecca Sadosky, Ph.D., Chief
Public Water Supply Section
Division of Water Resources, NCDEQ

cc: JOEL KOHN, Regional Engineer
SUMMIT ENGINEERING GROUP OF NC, INC.

North Carolina Department of Environmental Quality
Division of Water Resources

Authorization to Construct

Project Applicant:	**TOWN OF TRYON**
Public Water System Name:	**TRYON, TOWN OF**
Water System No.:	**NC0175010**
Project Name:	**SOURWOOD RIDGE RD AND US HWY 176 WATER MAIN REPLACEMENTS**
Serial No.:	**26-00615**
Issue Date:	**July 23, 2026**
Expiration Date:	36 Months after Issue Date

In accordance with 15A NCAC 18C .0305, this Authorization to Construct must be posted at the primary entrance to the job site during construction.

<u>**AGENDA ITEM**</u>

DATE: August 18, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager

SUBJECT: Modeling Management Services Agreement with Withers Ravenel Engineers

BACKGROUND: The Town of Tryon was awarded grants for Asset Inventory Assessment for the Water Distribution and Sewer Collection Systems. This included mapping systems for water and sewer infrastructure. One of the grant conditions is the AIA be updated for additions and deletions to the Town's water and sewer system. Retaining Withers Ravenel for this engagement complies with the grant conditions.

RECOMMENDATION: Approve Modeling Management Services Agreement with Withers Ravenel Engineers in an amount not to exceed $19,000.

FISCAL IMPACT: Source of funds is Professional Services in the FY27 Water Distribution and Sewer Collections Budgets

Water Distribution: $9,500
Sewer Collections $9,500

WithersRavenel
Our People. Your Success.

March 4, 2026

Jim Fatland
Town Manager
Town of Tryon
301 North Trade Street
Tryon, NC 28782

RE: **Agreement for Professional Services**
Lifecycle Modeling Managed Services
Tryon, North Carolina
WR Project No. 26-0180-A

Dear Mr. Fatland,

WithersRavenel is pleased to provide this Agreement for Professional Services. We look forward to working with you on this project. If you have any questions or concerns about this agreement, please do not hesitate to call me at the number listed below.

Sincerely,

J. Hayley Sessoms

WithersRavenel

Hayley Sessoms
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Attachment:

Agreement for Professional Services

Town of Tryon
Tryon, North Carolina
Agreement for Professional Services
Lifecycle Modeling Managed Services

A. Project Description

This fee proposal is intended to provide the scope of services and associated fees to provide consulting services per request of Town of Tryon and formalize an agreement for the implementation and logistics for these services.

This proposal is based on the project site located in Tryon, North Carolina.

Listed below is a summary of several key aspects of the project based on discussions and preliminary research. Refer to the Scope of Services and Additional Services/Exclusions for further detailed information.

For the purposes of this proposal and any subsequent agreements the following references shall apply:

1. Town of Tryon shall be known as the "Client";
2. WithersRavenel shall be known as the "Consultant" or "WithersRavenel";
3. The overall project shall be known as the "Project";
4. The executed proposal shall be known as the "Agreement".

The Client wishes for assistance in maintaining a working asset lifecycle model that will support their infrastructure investment planning processes. WithersRavenel, along with Client data and input, will maintain the lifecycle model and provide the associated reporting. Ongoing managed services will support the following asset classes: Water and Sewer.

B. Scope of Services

Consultant shall provide the services identified under each task below as its "Basic Services" under the Agreement.

Task 1 - Managed Services

WithersRavenel's managed services provide the Client access to our lifecycle modeling experts, model updates, and access to asset specific reports that are designed to help you 'tell the story' to stakeholders.

The following services are included within the managed services time frame:

A. Client may schedule up to twenty-four hours of online meetings with the Consultant to ask questions, discuss "what-if" scenarios, receive training, onboard new staff, review reports, and otherwise engage in conversation regarding any component of the lifecycle model(s) or reports as desired by the Client Provide updates up to six times annually, with new budget simulations added twice a year.

B. Unlimited replies to questions submitted by email by Client staff.

C. Two licenses for the Power BI Report Service hosted by the Consultant that allow Client staff to access the Power BI report(s) specific to the asset class(es) covered by this agreement.

   1. Additional Power BI licenses will be provided by Consultant at cost as requested by Client.

D. At least one update to the Power BI Report(s) that provides enhancements to the Report(s) at the discretion of the Consultant.

E. Up to four Minor lifecycle model updates based on data updates provided by the Client. The Power BI Reports will be updated to reflect the model updates. Each Minor Model update may include any combination of the following:

1. Loading of data updates provided by Client into lifecycle modeling software
    a. Data must be provided by the Client in the same structure and format as originally provided (structure includes the number of fields, field names, and field data type)
    b. Data updates may include asset additions or deletions and/or data changes
2. Changes to the service state of assets
3. Treatment cost changes as directed by Client
4. Budget amount changes as directed by Client
5. Corrections to decision model(s) at the discretion of the Consultant
6. Up to two new simulations based on budget amount changes
7. One new simulation that incorporates forced rules as directed by the Client
8. Up to two hours of online meeting time with Client staff (in addition to A above)

Minor Model update services do not include:

1. Changes to the data structure or data source
2. Significant changes to current decision model(s) or addition of new decision models
3. New data mappings that affect the Reports

F. One Major lifecycle model update that addresses one or more of the following in addition to the Minor Model update services described above:

1. Changes to the data structure or data source provided by the Client
2. Up to two new decision models
3. Data mappings that affect the Report(s)
4. Other changes requested by the Client and agreed to by the Consultant

Deliverables with each update provided:

1. Updated model simulations available to the Client
2. Updated Power BI report(s) published to the Power BI Service
3. Updated documentation as applicable

C. Timeline for Services

Consultant will begin work upon receipt of executed Agreement and written notice to proceed from the Client. Estimated timeframe for the basis of the services described in the Scope of Services are shown below.

Milestone	Timeframe
Managed Services	7/1/2026 – 6/30/2027

D. Exclusions/Additional Services

Services that are not included in the Scope of Services or are specifically excluded from this Agreement (see below) shall be considered Additional Services if those services can be performed by Consultant and its agents if requested in writing by the Client and accepted by Consultant. Additional services shall be paid by the Client in accordance with the Fee & Expense Schedule outlined in Exhibit II. The exclusions are described below but are not limited to the following:

a. Unless otherwise specified in Scope of Services, evaluation of current practices, policies, procedures, or personnel for the purposes of performance or other improvements.
b. Troubleshooting any issues related to IT infrastructure.
c. Migration of data from other systems or locations, unless specified in Scope of Services.
d. Updating source data.
e. Exporting of data to any other systems or third parties other than those specified in Scope of Services.
f. Training in model development.

The above list is not all inclusive, and the Scope of Services defines the services to be provided by Consultant for this project.

E. Client Responsibilities

The following are responsibilities of the Client and Consultant will rely upon the accuracy and completeness of this information:

1. Provide representative for communications and decisions.
2. Preferred media platforms for communications with the Client.
3. Provide any information needed to complete the Project not specifically addressed in the Scope of Services.
4. Determine and assemble data sources to be used in the Model, unless otherwise indicated in this Agreement.
5. Provide access to Subject Matter Experts to answer any questions required by the Consultant related to the data, asset management processes, or financial information.
6. Complete data schema and/or data updates recommended by the Consultant and provide updated data to Consultant.
7. Client shall use best efforts to identify all project-related key information to allow the project schedules to begin on time. Any changes to key information after Project kickoff may require a change to the task list.
8. Determine and assemble updated data sources to be used in the Model, unless otherwise indicated in this Agreement.
9. Inform Consultant if Managed Services data refreshes change the existing data schema.
10. Review the output of the Model.
11. Give prompt written notice to Consultant whenever Client observes or otherwise becomes aware of any defect in the Project or the services of Consultant.
12. Provide timely responses to task-related emails or phone calls to enable on-time completion of all assignments.
13. Provide at least a 24-hour notice cancellation if required members for any scheduled meeting cannot attend allowing for cancellation/re-scheduling to keep the project on schedule.
14. Consultant will host any required meetings using online screen sharing software (Webex, Zoom, or similar). The Client is responsible for ensuring remote access for all Client participants.
15. Client is responsible for reviewing all reports and documentation.
16. Any legal representation requiring an attorney at law.

F. Compensation for Services

Consultant proposes to provide the Basic Services outlined in the Scope of Services on a lump sum basis with budgets as shown below. The amounts set forth below have been determined based on the nature, scope and complexity of the Project as represented in the information provided to Consultant by Client prior to submittal of this proposal; subsequent changes thereto may result in additional fees.

Task No.	Task Name	Price
1	Managed Services	
1a	Water Managed Services (July 2026 – June 2027)	$9,500.00
1b	Sewer Managed Services (July 2026 – June 2027)	$9,500.00
	TOTAL	**$19,000.00**

Term

The initial managed service term of this Schedule is from July 1st, 2026 through June 30th, 2027. After the initial term, this Schedule will automatically renew for a one-year renewal term. Thereafter, this Schedule will continue to be renewed for additional one-year renewal terms, unless either party provides written notice to the other party of its intent to terminate this Schedule at least sixty (60) days in advance of the renewal date. WithersRavenel may adjust the fees for any renewal term by providing Client with notice of such fees for the upcoming term at least ninety (90) days prior to the end of the then-current term.

1. An invoice will be issued at the start of the project for the lump sum amount listed above. Payment is due upon receipt of invoice.
2. Consultant may alter the distribution of compensation between individual Tasks noted herein to be consistent with services rendered but shall not exceed the total Lump Sum amount unless approved in writing by the Client.
3. The attached Exhibit II, Fee & Expense Schedule, is based on Consultant's rates as of the date of this proposal and may be subject to change for hourly tasks and any Additional Services that occur after any adjustments to such rates go into effect.

G. Acceptance

This proposal is valid 60 days from the date transmitted to Client. Receipt of an executed copy of this proposal will serve as the written Agreement between WithersRavenel and Town of Tryon. All Exhibits identified after the signature blocks below, including the Standard Terms and Conditions (Exhibit I) and the Fee & Expense Schedule (Exhibit II), are incorporated herein and are integral parts of the Agreement.

OFFERED BY:	ACCEPTED BY:
WITHERSRAVENEL	TOWN OF TRYON
Signature	Signature
Hayley Sessoms Name	Name
Services & Operations Lead WR Technologies Delivery Title	Title

PREAUDIT STATEMENT: *This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act (NC G.S. 159-28(a)).*

Signature of Finance Officer: ______________________

Printed Name: ______________________

Date: ______________________

Attachments:

Exhibit I- Standard Terms and Conditions

Exhibit II- Fee & Expense Schedule

EXHIBIT I

Standard Terms and Conditions

WithersRavenel, Inc.

The proposal submitted by WithersRavenel, INC. ("CONSULTANT") is subject to the following terms and conditions, which form an integral part of the Agreement. By accepting the proposal, the services, or any part thereof, the CLIENT agrees and accepts the terms and conditions outlined below:

1. **Payment:**

   a) The CLIENT will pay CONSULTANT for services and expenses in accordance with periodic invoices to CLIENT and a final invoice upon completion of the services. Each invoice is due and payable in full upon presentation to CLIENT. Invoices are past due after 30 days. Past due amounts are subject to interest at a rate of one and one-half percent per month (18% per annum) on the outstanding balance from the date of the invoice.

   b) If the CLIENT fails to make payment to the CONSULTANT within 45 days after the transmittal of an invoice, the CONSULTANT may, after giving 7 days written notice to the CLIENT, suspend services under this Agreement until all amounts due hereunder are paid in full. If an invoice remains unpaid after 90 days from invoice date, the CONSULTANT may terminate the Agreement. If Consultant initiates legal proceedings to collect the fees owed, Consultant shall also be entitled to recover the reasonable expenses of collection including attorney's fees.

2. **Notification of Breach or Default:** The CLIENT shall provide prompt written notice to the CONSULTANT if CLIENT becomes aware of any breach, error, omission, or inconsistency arising out of CONSULTANT's services or any other alleged breach of contract or negligence by the CONSULTANT. The failure of CLIENT to provide such written notice within ten (10) days from the time CLIENT became aware of the fault, defect, error, omission, inconsistency or breach, shall constitute a waiver by CLIENT of any and all claims against the CONSULTANT arising out of such fault, defect, error, omission, inconsistency or breach. Emails shall be considered adequate written notice for purposes of this Agreement.

3. **Standard of Care:** CONSULTANT shall perform its services in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with the standards of professionals providing the same services in the same or a similar locality as the Project. THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE THAT WILL OR CAN ARISE OUT OF THE SERVICES PROVIDED BY CONSULTANT OR THIS AGREEMENT.

4. **Waiver of Consequential Damages/Limitation of Liability:** CLIENT agrees that CONSULTANT's aggregate liability for any and all claims that may be asserted by CLIENT is limited to $50,000 or to the fee paid to CONSULTANT under this Agreement, whichever is greater. Both CLIENT and CONSULTANT hereby waive any right to pursue claims for consequential damages against one another, including any claims for lost profits.

5. **Representations of CLIENT:** CLIENT warrants and covenants that sufficient funds are available or will be available upon receipt of CONSULTANT's invoice to make payment in full for the services rendered by CONSULTANT.

6. **Ownership of Instruments of Service:** All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by the CONSULTANT as instrument of service, shall remain the property of the CONSULTANT. The CONSULTANT shall retain all common law, statutory and other rights, including the copyright thereto. In the event of termination of this Agreement and upon full payment of fees owed to CONSULTANT, CONSULTANT shall make available to CLIENT copies of all plans and specifications.

7. **Change Orders:** CONSULTANT will treat as a proposed change order any written or oral order (including directions, instructions, interpretations, or determinations) from CLIENT which requests changes in the Agreement or CONSULTANT's Scope of Services. If CONSULTANT accepts the proposed change order, CONSULTANT will give CLIENT written notice within ten (10) days of acceptance of any resulting increase in CONSULTANT's fees.

8. **Opinion of Cost/Cost Estimates:** Since the CONSULTANT has no control over the cost of labor, materials, equipment or services furnished by others, or over methods of determining prices, or over competitive bidding or market conditions, any and all opinions as to costs rendered hereunder, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of CONSULTANT'S experience and qualifications and represent its reasonable judgment as an experienced and qualified professional familiar with the construction industry; but the CONSULTANT cannot and does not guarantee the proposals, bids or actual costs will not vary significantly from opinions of probable costs prepared by it. If at any time the CLIENT wishes assurances as to the amount of any costs, CLIENT shall employ an independent cost estimator to make such determination.

9. **Assignment and Third Parties:** Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than the CLIENT and CONSULTANT, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the CLIENT and the CONSULTANT and not for the benefit of any other party. Neither the CLIENT nor the CONSULTANT shall assign, sublet, or transfer any rights under or interests in this Agreement without the written consent of the other, which shall not be unreasonably withheld. However, nothing contained herein shall prevent or restrict the CONSULTANT from employing independent subconsultants as the CONSULTANT may deem appropriate to assist in the performance of services hereunder.

10. **Project Site:** Should CLIENT not be owner of the Project site, then CLIENT agrees to notify the site owner of the possibility of unavoidable alteration and damage to the site. CLIENT further agrees to indemnify, defend, and hold harmless CONSULTANT against any claims by the CLIENT, the owner of the site, or persons having possession of the site which are related to such alteration or damage.

11. **Access to Site:** CLIENT is responsible for providing legal and unencumbered access to site, including securing all necessary site access agreements or easements, to the extent necessary for the CONSULTANT to carry out its services.

12. **Survival:** All of CLIENT's obligations and liabilities, including but not limited to, its indemnification obligations and limitations of liability, and CONSULTANT's rights and remedies with respect thereto, shall survive completion, expiration or termination of this Agreement.

13. **Termination:** Either party may terminate the Agreement with or without cause upon ten (10) days advance written notice, if the other party has not cured or taken reasonable steps to cure the breach giving rise to termination within the ten (10) day notice period. If CLIENT terminates without cause or if CONSULTANT terminates for cause, CLIENT will pay CONSULTANT for all costs incurred, non-cancelable commitments, and fees earned to the date of termination and through demobilization, including any cancellation charges of vendors and subcontractors, as well as demobilization costs.

14. **Severability:** If any provision of this Agreement, or application thereof to any person or circumstance, is found to be invalid then such provision shall be modified if possible, to fulfill the intent of the parties as reflected in the original provision. The remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by applicable law.

15. **No Waiver:** No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like or different in character.

16. **Merger, Amendment:** This Agreement constitutes the entire Agreement between the CONSULTANT and the CLIENT and all negotiations, written and oral understandings between the parties are integrated and merged herein. This Agreement can be supplemented and/or amended only by a written document executed by both the CONSULTANT and the CLIENT.

17. **Unforeseen Occurrences:** If, during the performance of services hereunder, any unforeseen hazardous substance, material, element of constituent or other unforeseen conditions or occurrences are encountered which affects or may affect the services, the risk involved in providing the service, or the recommended scope of services, CONSULTANT will promptly notify CLIENT thereof. Subsequent to that notification, CONSULTANT may: (a) if practicable, in CONSULTANT's sole judgment and with approval of CLIENT, complete the original Scope of Services in accordance with the procedures originally intended in the Proposal; (b) Agree with CLIENT to modify the Scope of Services and the estimate of charges to include study of the previously unforeseen conditions or occurrences, such revision to be in writing and signed by the parties and incorporated herein; or (c) Terminate the services effective on the date of notification pursuant to the terms of the Agreement.

18. **Force Majeure:** Should completion of any portion of the Agreement be delayed for causes beyond the control of or without the fault or negligence of CONSULTANT, including force majeure, the reasonable time for performance shall be extended for a period at least equal to the delay and the parties shall mutually agree on the terms and conditions upon which Agreement may be continued. Force majeure includes but is not restricted to acts of God, acts or failures of governmental authorities, acts of CLIENT's contractors or agents, fire, floods, epidemics, pandemics, riots, quarantine restrictions, strikes, civil insurrections, freight embargoes, and unusually severe weather.

19. **Safety:** CONSULTANT is not responsible for site safety or compliance with the Occupational Safety and Health Act of 1970 ("OSHA"). Job site safety remains the sole exclusive responsibility of CLIENT or CLIENT's contractors, except with respect to CONSULTANT'S own employees. Likewise, CONSULTANT shall have no right to direct or stop the work of CLIENT's contractors, agents, or employees.

20. **Dispute Resolution/Arbitration:** Any claim or other dispute arising out of or related to this Agreement shall first be subject to non-binding mediation in accordance with the then-current Construction Industry Mediation Procedures of the American Arbitration Association ("AAA"). If mediation is unsuccessful, such claim or other dispute shall be subject to arbitration in accordance with the AAA's then-current Construction Industry Arbitration Rules. Any demand for arbitration shall be filed in writing with the other party and with the American Arbitration Association. CLIENT agrees to the inclusion in such arbitration (whether by initial filing, by joinder or by consolidation) of any other parties and of any other claims arising out of or relating to the Project or to the transaction or occurrence giving rise to the claim or other dispute between CLIENT and CONSULTANT.

21. **Independent Contractor:** In carrying out its obligations, CONSULTANT shall always be acting as an independent contractor and not an employee, agent, partner or joint venturer of CLIENT. CONSULTANT's work does not include any supervision or direction of the work of other contractors, their employees or agents, and CONSULTANT's presence shall in no way create any liability on behalf of CONSULTANT for failure of other contractors, their employees or agents to properly or correctly perform their work

22. **Hazardous Substances:** CLIENT agrees to advise CONSULTANT upon execution of this Agreement of any hazardous substances or any condition existing in, on or near the Project Site presenting a potential danger to human health, the environment or equipment. By virtue of entering into the Agreement or of providing services, CONSULTANT does not assume control of, or responsibility for, the Project site or the person in charge of the Project site or undertake responsibility for reporting to any federal, state or local public agencies, any conditions at the Project site that may present a potential danger to the public, health, safety or environment except where required of CONSULTANT by applicable law. In the event CONSULTANT encounters hazardous or toxic substances or contamination significantly beyond that originally represented by CLIENT, CONSULTANT may suspend or terminate the Agreement. CLIENT acknowledges that CONSULTANT has no responsibility as a generator, treater, storer, or disposer of hazardous or toxic substances found or identified at a site. Except to the extent that CONSULTANT has negligently caused such pollution or contamination, CLIENT agrees to defend, indemnify, and hold harmless CONSULTANT, from any claim or liability, arising out of CONSULTANT's performance of services under the Agreement and made or brought against CONSULTANT for any actual or threatened environmental pollution or contamination if the fault (as defined in N.C.G.S. 22B-1(f)(7)) of CLIENT or its derivative parties (as defined in N.C.G.S. 22B-1(f)(3)) is a proximate cause of such claim or liability.

23. **Choice of Law:** The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the law of the State of North Carolina, excluding only its conflicts of laws principles.

24. **Construction Services:** If construction administration and review services are requested by the CLIENT, CLIENT agrees that such administration, review, or interpretation of construction work or documents by CONSULTANT shall not relieve any contractor from liability in regard to its duty to comply with the applicable plans, specifications, and standards for the Project, and shall not give rise to a claim against CONSULTANT for contractor's failure to perform in accordance with the applicable plans, specifications or standards.

25. **Field Representative:** If CONSULTANT provides field services or construction observation services, the presence of the CONSULTANT's field personnel will only be for the purpose of providing observation and field testing of specific aspects of the Project. Should a contractor be involved in the Project, the CONSULTANT's responsibility does not include the supervision or direction of the actual work of any contractor, its employees, or agents. All contractors should be so advised. Contractors should also be informed that neither the presence of the CONSULTANT's field representative nor the observation and testing by the CONSULTANT shall excuse contractor in any way for defects in contractor's work. It is agreed that the CONSULTANT will not be responsible for job or site safety on the Project and that the CONSULTANT does not have the right to stop the work of any contractor.

26. **Submittals:** CONSULTANT's review of shop drawings and other submittals is to determine conformity with the design concept only. Review of shop drawings and submittals does not include means, methods, techniques, or procedures of construction, including but not limited to, safety requirements.

WithersRavenel
Our People. Your Success.

EXHIBIT II

2026 Fee & Expense Schedule

Description	Rate
Engineering, Landscape Architecture & Planning	
CAD Technician I	$ 115
CAD Technician II	$ 130
Senior CAD Technician	$ 155
Designer I	$ 145
Designer II	$ 165
Senior Designer	$ 185
Landscape Architect I	$ 165
Landscape Architect II	$ 190
Landscape Architect III	$ 215
Senior Landscape Architect	$ 240
Landscape Designer I	$ 145
Landscape Designer II	$ 155
Landscape Designer III	$ 160
Planning Technician	$ 130
Planner I	$ 140
Planner II	$ 160
Planner III	$ 185
Senior Planner	$ 195
Senior Technical Planner	$ 205
Principal Planner	$ 220
Project Engineer I	$ 190
Project Engineer II	$ 200
Project Engineer III	$ 220
Senior Project Engineer	$ 255
Assistant Project Manager	$ 200
Project Manager I	$ 220
Project Manager II	$ 230
Project Manager III	$ 235
Senior Project Manager	$ 240
Associate Practice Professional	$ 75
Practice Professional I	$ 155
Practice Professional II	$ 160
Practice Professional III	$ 170
Practice Professional IV	$ 180
Senior Practice Professional	$ 190
Technical Consultant	$ 240
Senior Technical Consultant	$ 280
Director	$ 275
Principal	$ 290
Zoning Specialist	$ 400
Construction Administration	
Resident Project Representative I	$ 115
Resident Project Representative II	$ 135
Resident Project Representative III	$ 150
Senior Resident Project Representative	$ 160
Construction Project Professional	$ 165
Assistant Construction Project Manager	$ 170
Construction Project Manager I	$ 180
Construction Project Manager II	$ 190
Construction Project Manager III	$ 200
Senior Construction Project Manager	$ 215
Other	
Implementation Consultant	$ 165
Senior Implementation Consultant	$ 175
Expert Witness	$ 400

Description	Rate
Funding & Asset Management	
GIS Senior Specialist	$ 185
GIS Specialist	$ 165
GIS Technician	$ 110
GIS Analyst I	$ 135
GIS Analyst II	$ 150
GIS Project Manager	$ 185
F&AM Assistant Project Manager	$ 180
F&AM Project Consultant I	$ 135
F&AM Project Consultant II	$ 145
F&AM Project Consultant III	$ 150
F&AM Project Consultant IV	$ 155
F&AM Senior Project Consultant I	$ 165
F&AM Senior Project Consultant II	$ 170
F&AM Project Manager	$ 185
F&AM Principal	$ 290
F&AM Director	$ 260
F&AM Staff Professional I	$ 80
F&AM Staff Professional II	$ 130
F&AM Staff Professional III	$ 170
F&AM Staff Professional IV	$ 215
F&AM Senior Project Manager	$ 240
F&AM Senior Technical Consultant	$ 275
Geomatics	
Geomatics CAD Technician I	$ 115
Geomatics CAD Technician II	$ 135
Geomatics CAD Technician III	$ 150
GIS Survey Technician I	$ 90
GIS Survey Technician II	$ 115
GIS Survey Technician III	$ 135
GIS Survey Lead	$ 150
Geomatics Project Manager I	$ 185
Geomatics Project Manager II	$ 200
Geomatics Project Manager III	$ 230
Geomatics Project Professional I	$ 165
Geomatics Project Professional II	$ 190
Geomatics Principal	$ 270
Geomatics Remote Sensing Crew I	$ 240
Geomatics Remote Sensing Crew II	$ 340
Geomatics Survey Crew I	$ 170
Geomatics Survey Crew II (2 Man)	$ 195
Geomatics Survey Crew III (3 Man)	$ 255
Geomatics Senior Manager	$ 240
Geomatics Survey Tech I	$ 70
Geomatics Survey Tech II	$ 105
Geomatics Survey Tech III	$ 135
Geomatics Survey Tech IV	$ 145
Geomatics Sr. Technical Consultant	$ 245
Geomatics SUE Crew 1	$ 195
Geomatics SUE Crew 2	$ 285
Project Coordinators	
Project Coordinator I	$ 105
Project Coordinator II	$ 125
Project Coordinator III	$ 135
Senior Project Coordinator	$ 145
Lead Project Coordinator	$ 155

Description	Rate
Environmental	
Environmental Technician I	$ 95
Environmental Technician II	$ 110
Environmental Technician III	$ 115
Environmental Senior Technician	$ 130
Environmental Project Geologist I	$ 165
Environmental Project Geologist II	$ 180
Environmental Project Geologist III	$ 210
Environmental Senior Project Geologist	$ 230
Environmental Assistant Project Manager	$ 180
Environmental Project Manager	$ 210
Environmental Senior Project Manager	$ 230
Environmental Director	$ 260
Environmental Project Engineer I	$ 165
Environmental Project Engineer II	$ 180
Environmental Project Engineer III	$ 210
Environmental Senior Project Engineer	$ 230
Environmental Principal	$ 285
Environmental Project Scientist I	$ 165
Environmental Project Scientist II	$ 180
Environmental Project Scientist III	$ 210
Environmental Senior Project Scientist	$ 230
Environmental Scientist I	$ 120
Environmental Scientist II	$ 145
Environmental Scientist III	$ 155
Environmental Geologist I	$ 120
Environmental Geologist II	$ 145
Environmental Geologist III	$ 155
Environmental Professional I	$ 120
Environmental Professional II	$ 145
Environmental Professional III	$ 155
Environmental Senior Technical Consultant	$ 255
Client Experience	
Client Experience Manager	$ 350
Client Experience Director	$ 395
Client Experience Principal	$ 420
Administrative	
Administrative Assistant	$ 75
Administrative Assistant I	$ 95
Administrative Assistant II	$ 105
Administrative Assistant III	$ 115
Marketing Administration I	$ 105
Marketing Administration II	$ 125
Marketing Administration III	$ 135
Marketing Administration IV	$ 145
Marketing Administration V	$ 155
Director of Marketing	$ 165
Office Administration	$ 80
Office Administrator I	$ 135
Office Administrator II	$ 140
Office Administrator III	$ 145
Expenses	
Bond Prints (Per Sheet)	$ 1.75
Mylar Prints (Per Sheet)	$ 11.00
Mileage	Per IRS
Delivery – Project Specific (Distance & Priority)	
Subcontractor Fees (Markup)	1.15
Expenses / Reprod. / Permits (Markup)	1.15

Effective January 1, 2026 – Schedule is subject to change

AGENDA ITEM

DATE: August 18, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager

SUBJECT: Authorize Grant Application for Sewer Plant Improvements

BACKGROUND: Wastewater System Improvements: This project consists several projects at the wastewater treatment plant. Total estimated cost $2.5 million. Projects included in the applications are summarized below.

Clarifier Equipment: The existing clarifier equipment is in poor condition. There is severe rust/corrosion on parts of the mechanism. One of the clarifiers is currently out-of-service for repairs. Additionally, clarifier drives are old and in need of replacement. The proposed project will replace the equipment in both clarifiers, restoring functionality of both basins. The project will bring the plant back to its original capacity and prolong the life of the plant.

Grit Removal: There is currently no grit removal at the WWTP. The previous unit was taken out of service (filled in). The lack of grit removal causes excessive wear of equipment and allows build- up of materials in the downstream treatment units. The proposed project will install a new grit removal system at the head of the plant. The grit removal system will protect downstream components, prolonging the service life of the equipment. The system will also prevent buildup of sediment, reducing maintenance.

Sludge Pumping System: The existing return and waste sludge pumps are in a confined space requiring special conditions for access to maintain and/or repair the pumps. The waste sludge pump is inoperable, requiring staff to use a trash pump and hose. Existing suction pumps would be replaced. The proposed project will replace the existing return and waste sludge pumps with submersible pumps located in the return sludge wet well. The three existing pumps will be replaced with two pumps using a manifold system with a control valve and flow meter to send waste sludge to the digester or return sludge to the head of the plant. This project will eliminate the confined space requirements and allow staff to work more efficiently and safely.

SCADA (Supervisory Control and Data Acquisition): There is no SCADA system at the WWTP. Equipment and processes are monitored and operated manually. Operating plants in this manner increases manhours, causes delays in identifying problems / anomalies and taking corrective actions, leading to potential equipment failure, exceeding discharge limits (Notice of Violation, etc.) The proposed project will install SCADA on key equipment such as influent screen, aeration basin motors, clarifier drives, chlorination/dichlorination feed, effluent flow, return sludge pumps, waste sludge pump and digester motors. The project also proposes to install SCADA at off-site wastewater pump stations to monitor wet well levels, pump operations, and alarms. Adding SCADA would give plant operators information on the operating status of critical plant equipment. Operators can immediately be notified of any equipment or system failure and take corrective action to prevent further equipment damage, system overflows or process failure.

RECOMMENDATION: Approved Resolution Authoring Application for Sewer Plant Improvements

FISCAL IMPACT: If approved, NCDEQ will notify Town amount for principal forgiveness and low interest loan amounts. The Town will be asked to accept terms of grant/loan offer.

RESOLUTION AUTHORIZING GRANT APPLICATION
SEWER PLANT IMPROVEMENTS

WHEREAS, The Town of Tryon is desirous to apply for funding from the North Carolina Department of Environmental Resources; and

WHEREAS, The Town of Tryon Sewer Plant was built in 1969 and was upgraded in 1989;

WHEREAS, The Town of Tryon Sewer Plant has aged and has negatively impacted operations and maintenance; and

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE TOWN OF TRYON:

That Town of Tryon will arrange financing for all remaining costs of the project, if approved for a state loan and/or grant award.

That the Town of Tryon will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the Town of Tryon will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the Town of Tryon agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Tryon to make a scheduled repayment of the loan, to withhold from the Town of Tryon any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Jim Fatland, the Authorized Representative and successors so titled, is hereby authorized to execute and file an application on behalf of the Town of Tryon with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That Jim Fatland, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Town of Tryon has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 18th day of August 2026, at Tryon North Carolina.

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Alan Peoples, Mayor

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Emily Dale, Town Clerk

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the Town of Tryon does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of Town of Tryon duly held on the 18th day of August 2026; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand on the 18th day of August 2026.

Emily Dale, Town Clerk

AGENDA ITEM

DATE: August 18, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager

SUBJECT: Authorize Grant Application for Water Plant Improvements

BACKGROUND: This project consists of several projects at the Water Treatment Plant and at Lake Lanier Dam Pump Station. Total estimated cost $4.5 million. Projects submitted in the applications are summarized below.

Replace Raw Water Pumps at Lake Lanier Dam Pump Station:

Current pumps are more than 25 years old and have become very inefficient. Pumps originally had a design flow of approximately 1,400 GPM. The pumps currently provide approximately 980 GPM, increasing manhours at the water plant. Water has also been observed spraying out of the sides of the suction piping. This pump station has been identified on the Town's Sanitary Survey as needs improvement. The proposed project will replace both vertical turbine pumps, the control panels, and VFDs, creating a more modern facility. More efficient pumps will also decrease manhours at the water plant (roughly from 10-11 hours per day to 8 hours per day).

Replace 200,000 Gallon Concrete Clearwell: The concrete of the existing clear well has failed and there are multiple instances of exposed rebar. The tank also appears on the Town's Sanitary Survey as being in need of replacement. The clear well is also a major contributor to the Town's water loss. The proposed project will replace the existing clear well with a short legged elevated water storage tank, allowing the existing clear well to remain in service during its construction, due to topography of the site. This project will reduce water loss and eliminate the existing structurally deficient concrete water tank.

New Backwater Pump and Building: The water plant currently has only 1 backwater pump and is approximately 40 years old. The proposed project will add an additional backwater pump and building. This will provide redundancy should the original pump fail. The project will also prolong the remaining life of the original pump by reducing its run time (alternate pumps during backwash).

Warrior Mountain Pump Station-Pump Replacement: The pumps at the Warrior Mountain Pump Station have been identified on the Town's Sanitary Survey as being in need of replacement. The pumps are more than 40 years old. The proposed project will replace the existing pumps, valves, and piping as required - satisfying the requirements of the sanitary survey.

RECOMMENDATION: Approved Resolution Authoring Application for Water Plant Improvements

FISCAL IMPACT: If approved, NCDEQ will notify Town amount for principal forgiveness and low interest loan amounts. The Town will be asked to accept terms of grant/loan offer.

RESOLUTION AUTHORIZING GRANT APPLICATION
WATER PLANT IMPROVEMENTS

WHEREAS, The Town of Tryon is desirous to apply for funding from the North Carolina Department of Environmental Resources; and

WHEREAS, The Town of Tryon Water Plant has aged and is in need of capital improvements; and

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF THE TOWN OF TRYON:

That Town of Tryon will arrange financing for all remaining costs of the project, if approved for a state loan and/or grant award.

That the Town of Tryon will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the Town of Tryon will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the Town of Tryon agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Tryon to make a scheduled repayment of the loan, to withhold from the Town of Tryon any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Jim Fatland, the Authorized Representative and successors so titled, is hereby authorized to execute and file an application on behalf of the Town of Tryon with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That Jim Fatland, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Town of Tryon has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 18th day of August 2026, at Tryon North Carolina.

____
Alan Peoples, Mayor

____
Emily Dale, Town Clerk

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the Town of Tryon does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of Town of Tryon duly held on the 18th day of August 2026; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand on the 18th day of August 2026.

Emily Dale, Town Clerk

AGENDA ITEM

DATE: August 18, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO
Greg McCool, WTP ORC
Deborah Bradley, WWTP ORC

SUBJECT: Asset Inventory & Assessment (AIA) Water Treatment Plant
Asset Inventory & Assessment (AIA) Wastewater Treatment Plant

BACKGROUND: NC Department of Environmental Quality has announcement additional grant funding for Asset Inventory & Assessment for Water and Sewer Utilities.

The Town has previously received grant funds for AIA for the Water Distribution and Sewer Collection Systems. These projects are now complete. These are 100% grant funded with no local match requirements. Withers Ravenel is the consulting engineer on these projects.

Completion of AIA for the WTP and WWTP will greatly assist the Town of Tryon in obtaining design/construction grants for infrastructure improvements. The Town's Sewer Plant, constructed in 1969 and the last upgrade in 1989, is in need of improvements.

The Town has previously conducted interviews for consulting engineers. Withers Ravenel was selected to do the AIA for the water distribution and sewer collections systems. Staff was pleased with their service and recommends that Withers Ravenel be retained for the AIA for the WTP and WWTP.

RECOMMENDATION: Authorize Withers Ravenel to prepare applications for AIA Funding for the Tryon WTP and Tryon WWTP.

FISCAL IMPACT: This is 100% grant offer with no local funds necessary to complete the Asset Inventory & Assessment for the Tryon WTP and Tryon WWTP.

AN ORDINANCE TO AMEND CHAPTER 50: GARBAGE TO MODIFY GRASS AND YARD DEBRIS COLLECTION INSTRUCTIONS AND REQUIRE MAINTAINED TRASH RECEPTACLES

WHEREAS, the Town of Tryon ordinances currently regulate garbage collection, and

WHEREAS, in their June 2026 meeting, the Town Council requested that the garbage ordinance, Chapter 50, be amended regarding grass, yard debris per staff recommendations, and

WHEREAS, the Town is committed to providing quality and regularly scheduled garbage and debris service to the community.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR THE TOWN OF TRYON:

§ 50.04 HANDLING OF CERTAIN GARBAGE.

(B) 1. All grass clippings, yard debris are to be ~~in bags or water resistant containers that can be loaded by one person~~. deposited curbside. Grass and debris shall not be put in bags, and must not include trash (plastic, glass, etc.) Debris shall be separated by type, and shall not cover or obstruct sidewalks.

(B) 2. Tree and shrub debris must not exceed 8 feet in length. Large amounts to be placed to accommodate pick up by front-end loader or other equipment. Must not include trash (metal, garbage, plastic, any lumber, shingles, etc.) Amounts exceeding a single or two partial truckloads will be billed $30 per truckload to the property owner.

§ 50.17 CONTAINER MAINTENANCE

Trash containers shall be maintained in working order, including functional handles and no cracks or splits in the body of the container.

Section 1. All provisions of the chapter inconsistent with the language herein adopted are hereby repealed.

Section 2. This Ordinance shall become effective upon adoption.

Adopted this 18th day of August, 2026

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Alan Peoples, Mayor

ATTEST:________________________
Emily Dale, Town Clerk

Monthly Update- August 2026 Council Meeting
Downtown Development Director, Town of Tryon
Lourdes Gutierrez

- Global Food Fest took place on August 8th and there was a great turnout for a Saturday afternoon. Sagrada won 1st place, Mary Mix won 2nd place & Roe Sprouls won 3rd place.
- TDDA membership drive is underway for individuals, non-profits & businesses who would like to help us continue the work of enhancing downtown Tryon.
- Harmon Field is hosting a fall flea market on September 26th.
- NC Main Street received a grant to provide professional videography and photography services for all NC Main Street communities. Filming took place in Tryon on August 13th, and I coordinated participation with downtown businesses to showcase the community's unique character and assets. To enhance the filming experience, TDDA sponsored live music at the plaza, while Mirrorball Gallery hosted a cocktail party featuring live music.

  Beyond capturing promotional content, the filming generated a noticeable economic boost for downtown merchants. The production brought additional visitors and participants into the district during the week, resulting in increased foot traffic and patronage for local businesses throughout the day.

  The project also highlighted the value of the Main-to-Main Trail as a regional tourism asset. By connecting downtown Tryon to other Main Streets, the trail encourages visitors to spend more time in the district, supporting local restaurants, retailers, and service businesses. This creates additional opportunities for merchants to benefit from visitor spending and reinforces downtown as a destination for both residents and tourists.

  The Town will receive the completed photo and video assets, which can be used in future tourism, marketing, and visitor engagement efforts to further promote downtown Tryon and its businesses. There will be professional photography done as well at a later date.

- August Fourth Friday brings back the Tryon Dog Mayor elections. Individuals may register their pups at tryondogmayor.com. $1 per vote and all funds raised are split between TDDA, Foothills Humane Society & Paws, Prayers & Promises.

Road Closures:

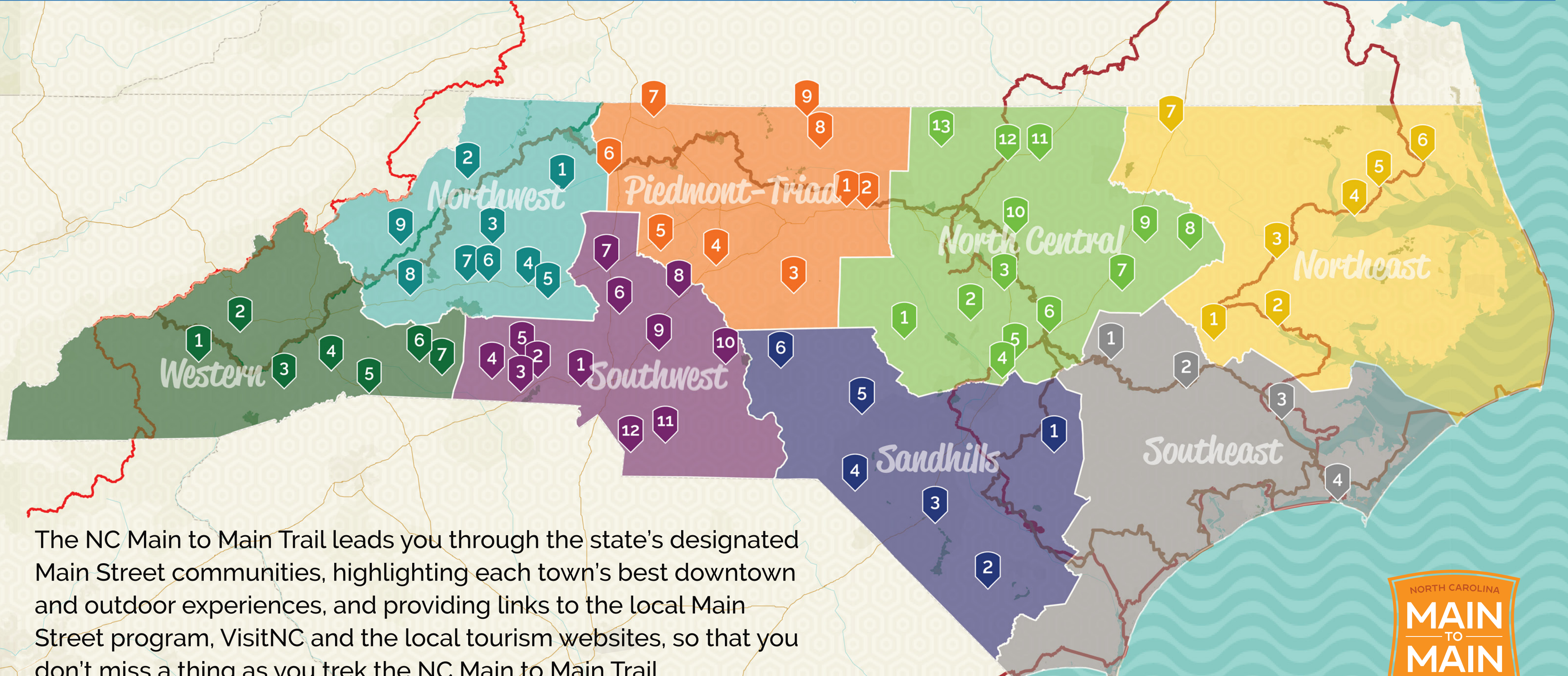
Polk County Farms has hosted 2 successful Farmers Markets on **McCown Street** on July 28th & August 11th. **They are asking for three additional markets on August 25th, September 1st & September 8th. They will run from 5-7pm.**

Tryon BBQ Beatdown will take place on **Saturday, September 12th. We are asking for a closure of McCown Street from 8am-7pm.** Smokers will setup early & tastings will take place from 4-6pm.

Tryon Beer Fest will take place on November 7th from 12-6pm at the Tryon Depot. It is the 15th year of Beer Fest & we are taking it back to the original with the VIP lounge being hosted at the Tryon Depot. We will have Appalachian Freunde Band & Song Band performing live. New View Realty has agreed to be our presenting sponsor. **We are asking for closure of the Depot from 7am to 9pm on Saturday November 7th.**

Tryon Halloween stroll will take place on **Friday, October 30th and we would like a street closure from Palmer & Trade to Oak & Trade from 4:30-7:30pm**. Stroll takes place from 5-7pm & the Kiwanis Club is hosting the Halloween Contest at the clocktower during that time.

North Carolina Main to Main Trail



The NC Main to Main Trail leads you through the state's designated Main Street communities, highlighting each town's best downtown and outdoor experiences, and providing links to the local Main Street program, VisitNC and the local tourism websites, so that you don't miss a thing as you trek the NC Main to Main Trail.

NC Main Street Communities by Region

Western	Northwest	Piedmont-Triad	Southwest	Northeast	North Central	Sandhills	Southeast
1 Sylva	1 North Wildesboro	1 Elon	1 Belmont	1 Ayden	1 Sanford	1 Clinton	1 Goldsboro
2 Waynesville	2 Boone	2 Burlington	2 Bessemer City	2 Washington	2 Fuquay-Varina	2 Whiteville	2 Kinston
3 Brevard	3 Lenoir	3 Asheboro	3 Kings Mountain	3 Williamston	3 Garner	3 Lumberton	3 New Bern
4 Hendersonville	4 Hickory	4 Lexington	4 Shelby	4 Edenton	4 Dunn	4 Laurinburg	4 Morehead City
5 Tryon	5 Newton	5 Mocksville	5 Cherryville	5 Hertford	5 Benson	5 Aberdeen	
6 Rutherfordton	6 Valdese	6 Elkin	6 Mooresville	6 Elizabeth City	6 Smithfield	6 Troy	
7 Forest City	7 Morganton	7 Mount Airy	7 Statesville	7 Roanoke Rapids	7 Wilson		
	8 Marion	8 Riedsville	8 Salisbury		8 Tarboro		
	9 Spruce Pine	9 Eden	9 Concord		9 Rocky Mount		
			10 Albermarle		10 Wake Forest		
			11 Monroe		11 Henderson		
			12 Waxhaw		12 Oxford		
					13 Roxboro		

Scan to Follow the NC Main to Main Trail

EXPLORE . SHOP . DISCOVER

It's All in Downtown

Since 1980, the State of North Carolina has been selecting cities and towns of all sizes to carry the distinction as designated North Carolina Main Street communities. These communities are actively engaged in the Main Street America™ network and are following the Main Street Approach™ to revitalize and sustain their downtown districts.

NC DEPARTMENT of COMMERCE RURAL ECONOMIC DEVELOPMENT | MS&RP | North Carolina MAIN STREET Community

AGENDA ITEM

DATE: August 18, 2026

TO: Mayor and Town Commissioners

PREPARED BY: Jim Fatland, Town Manager, NCCLGFO, CPFO

SUBJECT: SET SPECIAL MEETING FOR AUGUST 28, 2026 AT 10AM

AGENDA ITEMS:

1. Asset Inventory Assessment Water Distribution & Sewer Collections Final Report
   a. Resolution to Close Out AIA Water Distribution
   b. Resolution to Close Out AIA Sewer Collections
2. Proposed FY27 Paving Projects
3. Fleet Replacement

Resolution by the Town of Tryon's Board of Commissioners
Water Asset Inventory and Assessment Grant Closeout

Project VUR-AIA-D-ARP-0004

WHEREAS, the American Rescue Plan Act (ARPA) funded from the State Fiscal Recovery Fund was established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

WHEREAS, the North Carolina General Statutes Chapter 159G has created Asset Inventory and Assessment grants to assist eligible units of government with meeting their water infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality provided American Rescue Plan Act (ARPA) funding in the amount of $254,500 for the water system to perform asset inventory and assessment work that has been successfully carried out and completed in accordance with the agreed scopes of work, and

WHEREAS, the completed Asset Management Plan and Capital Improvement Plan have been presented to Town Board,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF TRYON:

That the **Town of Tryon** does hereby given assurances to the North Carolina Department of Environmental Quality that the Conditions and Assurances contained in the award offers were adhered to in carrying out the projects; and

That the matching funds requirement has been met, and the Town intends to requisition the remaining grant funds and closeout the project with the North Carolina Department of Environmental Quality and close out the project ordinance; and

That the Town Board of Commissioners accepts the report as presented to the Board, and commits to utilizing the information in the ongoing management of its system; and

That the Water Asset Management Plan and 10-year Capital Improvement Plan developed through the study are hereby accepted and adopted by the Town Board.

Adopted this the 18th day of August 2026 at Tryon, North Carolina.

✓ ______________________________

Alan Peoples, Mayor

ATTEST:

✓ ______________________________

Emily Dale, Town Clerk

Resolution by the Town of Tryon's Board of Commissioners
Sewer Asset Inventory and Assessment Grant Closeout

Project AIA-W-ARP-0008

WHEREAS, the American Rescue Plan Act (ARPA) funded from the State Fiscal Recovery Fund was established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs, and

WHEREAS, the North Carolina General Statutes Chapter 159G has created Asset Inventory and Assessment grants to assist eligible units of government with meeting their sewer infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality provided American Rescue Plan Act (ARPA) funding in the amount of **$261,500** for the sewer system to perform asset inventory and assessment work that has been successfully carried out and completed in accordance with the agreed scopes of work, and

WHEREAS, the completed Asset Management Plan and Capital Improvement Plan have been presented to Town Board,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF TRYON:

That the Town of Tryon does hereby given assurances to the North Carolina Department of Environmental Quality that the Conditions and Assurances contained in the award offers were adhered to in carrying out the projects;

That the matching funds requirement has been met, and the Town intends to requisition the remaining grant funds and closeout the project with the North Carolina Department of Environmental Quality and close out the Project Ordinance; and

That the Town Board of Commissioners accepts the report as presented to the Board, and commits to utilizing the information in the ongoing management of its system; and

That the Sewer Asset Management Plan and 10-year Capital Improvement Plan developed through the study are hereby accepted and adopted by the Town Board.

Adopted this the 18th day of August 2026 at Tryon, North Carolina.

✓ ______________________________

Alan Peoples, Mayor

ATTEST: ✓ ______________________________

Emily Dale, Town Clerk