TOWN OF TRYON
BOARD OF COMMISSIONERS
TRYON TOWN HALL – MCCOWN MEETING ROOM
August 18, 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.

The following items were discussed during the work session.

Commissioner Lambakis brought up the possibility of adding Starlink to the downtown area. The Council discussed if there had been any movement from Verizon regarding the cell tower. Town Attorney Morgan stated he would reach out and try to get an update. Additionally, Commissioner Lambakis stated she and Fire Chief Connell had been working on nailing down dates for CPR training for the Town. Once dates are secured that information will be posted on the website.

Commissioner Morris inquired about the status of the kiosk downtown. Assistant Town Manager Daniels stated there is an issue with the interface and they are awaiting IT support from the company. Commissioner Morris also expressed her disdain for FLOCK cameras and asked the Board to consider a vote stating no to FLOCK cameras. Additionally, the discussion regarding the scheduling of closed sessions was brought up as well as the content of those meetings.

Commissioner Crowell stated he was happy with the progress he has seen recently and proud of the strides being made.

Mayor Pro Tem Crowe expressed his appreciation for the Town employees and the citizens.

Mayor Peoples stated that the Town is doing their best to keep everything open and the public informed.

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

TOWN OF TRYON
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August 18, 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 at 7:00 pm.

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 presented the following updates to the agenda. The original items from the special meeting need to be moved to Item 8I. Additionally, the special meeting for the AIA rate study and Capital Improvement Plan presentation from Withers Ravenel needs to be moved from August 28th to September 18th at 10:00 am. Mayor Peoples entertained a motion to adopt the agenda with the above-mentioned updates. Commissioner Morris so moved and the motion carried.

V. SPECIAL PRESENTATIONS – SWEARING IN OF OFFICER NATHAN MANN

Town Clerk Dale swore in Nathan Mann to the position of Police Officer for the Town of Tryon. Mann recently completed his BLET training at AB Tech.

VI. CONSENT AGENDA ADOPTION

Mayor Peoples entertained a motion to adopt the consent agenda. Commissioner Crowell so moved and the motion carried

VII. RADIO PURCHASE- TRYON FIRE DEPARTMENT

Fire Chief Connell stated that currently in order to communicate with the various departments in the area they work with. Recently, a new radio system came out that allows for multiple channels on one radio. Chief Connell stated that the radios are currently on sale and if the purchase order could be processed by the end of the month the Town could take care of the additional savings. Fatland stated the Fire Department would like to utilize an appropriation of fund balance to purchase the radios. Commissioner Morris made a motion to approve the purchase of 4 new radios at a cost of $26,200.19 before tax. The motion passed unanimously.

VII. FY 27 BUDGET ORDIANCE AMENDMENT NO ONE

Town Manager Fatland presented budget amendment number one to the Board. The amendment consists of the $26,000 fund balance appropriation for the fire depart along with change to Harmon Field. The Town had asked Polk County for $45,000 to offset the lost revenue at Harmon Field. The County only approved $25,000. Fatland stated that Town Clerk Dale was able to save Harmon Field about $19,000 on property insurance so that would balance their budget. Commissioner Lambakis moved to adopt the amendment as presented and the motion carried unanimously.

VIII. WATER AND SEWER INFRASTRUCTURE ITEMS

Town Manager Fatland present the following items:

a. Water & Sewer Grant Applications “Renew NC CDBG Disaster Recovery Program” for Scrivens Road Sewer Rehabilitation and US 176/School Street Water Improvements.

b. Water & Sewer Grant Applications “FEMA Hazard Mitigation Projects” These projects would have helped during a storm if they were ready. The projects include main sewer trunk line, Howard Gap Rd water lines and standby generators for pump stations. There is not a local match requirement for these projects.

c. Advertise for Construction Bids for Jervey Road Sewer Project: This project is approved and it is now time to open construction bids.

d. Advertise for Construction Bids for Sourwood Ridge/176 Water Main Project: This project is approved and it is now time to open construction bids.

e. Modeling Management Services Agreement with Withers Ravenel Engineers: Fatland stated that now that the AIA study is done we need to model the distribution/collection systems. Distribution supervisor Andrew McCallister would be assisting with this project along with Tim Daniels.

f. Authorize Grant Application for Sewer Treatment Plant: This grant was submitted in the spring and the Town fell one point shy. Fatland stated that the completion of the AIA study would bolster the application for this project. Reapplication would take place in September.

g. Authorize Grant Application for Water Treatment Plant: This grant was submitted in the spring and the Town fell one point shy. Fatland stated that the completion of the AIA study would bolster the application for this project. Reapplication would take place in September.

h. Authorize Grant Application for AIA Water Treatment and Sewer Treatment Plants: Fatland stated these applications were approved; however, the State did not appropriate any funding. Withers Ravenel would like to reapply for these grants and have opted to not charge the Town anything additional.

i. Authorize Grant Closeout for Water and Sewer AIA Projects – These projects are complete and need grant closeout resolutions approved.

Mayor Peoples asked if the Board had any questions regarding the various projects. Mayor Pro Tem Crow and Commissioner Morris had questions regarding the overall cost to get the Water and Sewer plant up to par and how much staff time it would take. McCallister stated that the Town is in need of these projects and he does not mind any additional work that may come with that. Commissioner Crowell moved to adopt all of the items that were presented by Fatland. The motion passed unanimously.

IX. DE ANNEXATION OF 302 & 304 HARMON FIELD RD

Daniels was approached by an assistant from Representative Jake Johnson's office regarding 302 and 304 Harmon Field Rd. These properties had been annexed into the Town before and now the State wants to de annex. It was explained that the State does not need the Board's permission for this; however, they wanted to reach out as a courtesy. The Board came to a consensus that they are ok with the de-annexation taking place.

X. MINIMUM HOUSING/PLANNING UPDATE

Daniels stated that after the consensus established at the last Board meeting he drafted the requested changes to Chapter 50 of the Town ordinances. The changes made included removing the bagged leaf requirement, stating trash cans must not obstruct the sidewalks, and trash cans must be in good working condition and free from excessive cracks. Additionally, brush pick up would now be charged on a per truckload basis instead of by the cubic foot. The first truckload is at no charge; however, the second truck load of brush will incur a fee. Mayor Pro Tem Crowell made a motion to adopt the ordinance amendment as presented. The motion carried unanimously.

XI. BOARD APPOITMENTS

Dale stated there were no Board appointments this month.

XII. DOWNTOWN UPDATE

Daniels presented the Downtown update to the Board. He stated upcoming events such as the BBQ Beatdown and Dog Mayor event. Daniels requested street closures for the following:

McCown Street on August 25, September 1 and September 8 from 5-7pm for Polk County Farms Pop Up Farmers Market

McCown Street on September 12 from 8am-7pm for Tryon BBQ Beatdown

Palmer and Trade to Oak and Trade from 4:30-7:30pm on October 30 for the Tryon Halloween Stroll

Depot St from 7am-9pm on November 7 for Tryon Beer Festival

There was discussion regarding how the merchants feel about these closures and festivals. Daniels and Commissioner Crowell both stated businesses are always invited to attend and several events finish before dinner time so individuals can visit the restaurants downtown to eat. Commissioner Lambakis moved to approve all of the road closures and the motion carried unanimously.

XIII. SPECIAL MEETING

Commissioner Crowell made a motion to hold a special meeting on September 18 at 10am at the McCown Room located at Tryon Town Hall. The motion passed unanimously.

XIV. CITIZEN COMMENTS

Anne Day: Reminded everyone of the Rotary Club's Shrimp Fest on September 18 as well as their joint effort with Harmon Field to bring back a smaller version of the BBQ festival. The festival will take place on October 17 from 11-8 in the open-air gym and Hog Heaven area.

Claudia Moose: Questions regarding cable work near Harmon Field. Board stated approval wasn't needed for that type of work but it was probably Windstream putting in fiber optic

Nancy Johnson: Thanked Tim Daniels for all of his assistance since last meeting. She also expressed concerns regarding Ziglar Field and Vaughn Creek. Fatland did express his desire to apply for more grants for enhancements to the area; however, its location in the flood plain does cause difficulty.

Greg Miner: Expressed his concern over the Town's noxious weed stipulation. He feels like they either need to enforce it completely or rewrite it. There was consensus that the encroachment on other propties and roadways are a pressing problem. The Board came to a consensus that Mr. Miner work with Tim to come up with some changes.

XV. TOWN MANAGER REPORT

Fatland summarized the Renew CBDG grant and stated there would be multiple rounds and the hope is to apply for McCown park and the community center in the next round. There are a lot of items in progress with the Capital Improvement Plan and fleet management needed for the Town's aging fleet.

XVI. COUNCIL/MAYOR REPORT

Commissioner Morris thanked staff, including Dale for her team's work with the new software rollout.

Commissioner Crowell thanked everyone for coming out and their ideas regarding the kudzu.

Commissioner Lambakis thanks everyone for coming out, as well as, Chuck Sherbert with the Streets crew and Chief Connell for their assistance this week.

Mayor Pro Tem Crowe stated that the Town would be getting serious about kudzu soon and thanked staff.

Mayor Peoples brought attention to the work the Cemetery committee had been doing. They had received a grant from the Polk County Community Foundation for clean up and restoration and hope to hold a 125th anniversary celebration.

Mayor Peoples also commended Commissioner Morris for her hard work on finding a sister city for the Town and she would be meeting with that town's mayor in France at the beginning of September.

XVII. MOTION TO ADJOURN

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