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.

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	Emily Dale, Town Clerk	Josh Connell, Fire Chief
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I. CALL TO ORDER

Mayor Peoples called the meeting to order.

II. INVOCATION

Mayor Peoples led the invocation with a moment of silence.

III. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Crowe led the Pledge of Allegiance.

IV. AGENDA ADOPTION

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.