

**TROY BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING  
MONDAY, MAY 4<sup>TH</sup>, 2015, 5:00 PM**

The Town of Troy Board of Commissioners met in the Board Room of the Troy Town Hall with Mayor Roy Maness presiding.

**BOARD MEMBERS PRESENT:** Mayor Protem James Hurley, Commissioners Angela A. Elkins, Bruce Hamilton, Wallace Jones, Damon Prince and Mayor Maness.

**BOARD MEMBERS ABSENT:** None

**TOWN STAFF PRESENT:** Manager Greg Zephir, Clerk/Finance Officer Cathy Maness and Police Chief Kenny Allen

**MEDIA PRESENT:** No one was present.

**OTHERS PRESENT:** No one was present

**CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE:** Mayor Maness called the meeting to order and Comm. Hamilton gave the invocation. Mayor Maness led the Pledge of Allegiance to the flag.

**WELCOME AND SPECIAL RECOGNITIONS:** Mayor Maness welcomed everyone to the meeting.

**MINUTES** of the April meetings were approved as written on motion by Comm. Jones and second by Comm. Elkins. All voted approval.

**PUBLIC FORUM:** No one was present.

**MANAGER UPDATES:**

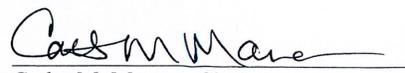
- Pro-Pallet has purchased the equipment as it relates to the revolving loan fund that the Town Board approved in April. Staff is finalizing the arrangements and the loan papers will be signed this week, which will begin the payback process. Quarterly payments will begin in August.
- Selby Brown Ball Park was hit with vandalism last week in the form of graffiti being spray painted on the bathrooms. The police are working on this issue. Public works has pressure washed the building and will repaint this week to cover the obscenities up.
- The town's sidewalk project is moving along and will be submitted by the of end of May to NC DOT for final approval. There are approximately five properties that the town will have to get easements from; however, it is not expected to take too long to acquire those.
- Staff is currently working on finalizing the easement acquisitions as it relates to the town's Clean Water Management Grant and the town's nature trail system. The town was awarded \$264,000 a year ago to continue the town's conservation efforts along Denson's Creek and Little River.
- The Town's new website has been launched. There are still items that need to be tweaked, however, the site itself is up and running. The payment provision is still being finalized, and the hope is that this will be available by the end of the week.
- Without objection from the Board, the Town is planning to continue with its efforts to assist with reading programs through the Library with its summer reading program. Each year the Town has allocated \$1,500 to insure that summer reading programs are available in Troy.
- On Friday, May 15<sup>th</sup>, the Town will provide the complementary shuttle service for Relay for Life. This has been something that the Board has sponsored over the last 5 years.
- **DATES TO REMEMBER:** May 25<sup>th</sup> – Town Office closed in observance of Memorial Day;  
Farmer's Market Opening – Thursday – New Hours are 12:30 PM – 5:30 PM

Comm. Hamilton asked how we stand on selling the hotel. Mgr. Zephir stated we are waiting on tax credits to come in. The NC House of Representatives and the Governor are in favor of restoring them.

Meeting adjourned at 5:12 PM on motion by Comm. Hamilton and second by Comm. Jones. All voted approval.

Respectively submitted,

  
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Roy Maness, Mayor

  
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Cathy M. Maness, Clerk

**TROY BOARD OF COMMISSIONERS  
MID-MONTH MEETING  
MONDAY, MAY 18, 2015, 5:00 PM**

The Town of Troy Board of Commissioners met in the Board Room of the Troy Town Hall with Mayor Roy Maness presiding.

**BOARD MEMBERS PRESENT:** Mayor Protem James Hurley, Commissioners Angela A. Elkins, Bruce Hamilton, Wallace Jones, Damon Prince and Mayor Maness.

**BOARD MEMBERS ABSENT:** None

**TOWN STAFF PRESENT:** Manager Greg Zephir, Clerk/Finance Officer Cathy Maness, Administrative Assistant Johnson Bray, Police Chief Kenny Allen, Sgt. James Atkins and new police officer Johnny Garcia.

**MEDIA PRESENT:** Tammy Dunn with the Montgomery Herald

**OTHERS PRESENT:** No one was present

**CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE:** Mayor Maness called the meeting to order and Comm. Hamilton gave the invocation. Mayor Maness led the Pledge of Allegiance to the flag.

**WELCOME AND SPECIAL RECOGNITIONS:** Mayor Maness welcomed everyone to the meeting. Police Chief Allen introduced new police officer Johnny Garcia to the Town Board. He stated Officer Garcia is the second bilingual officer in the department. The Troy Police now have a bilingual officer on both shifts. The Board welcomed Officer Garcia.

**PUBLIC FORUM:** No one was present.

**Acceptance of Resignation from Planning Board:** Mayor Maness stated we have a resignation from the planning board. Mgr. Zephir stated Commissioner Damon Prince has tendered his resignation from the Planning and Zoning board due to his appointment to the Town of Troy's Board of Commissioners. To make this resignation official, it is requested by staff that the board officially accept this resignation. On motion by Comm. Jones and second by Comm. Elkins, the Board voted unanimously to accept the resignation of Damon Prince from the Troy Planning and Zoning Board.

**Nominations for Planning and Zoning Board:** Mayor Maness stated we now have appointments to make to the Planning and Zoning Board. Mgr. Zephir stated that with the resignation of Commissioner Prince from the Planning and Zoning board a second vacancy has now been created. Staff is proposing that Ms. Molly Alexi be appointed to fill one of the vacancies and Mr. Lewis Smith to fill the other vacancy. These appointments are necessary for the board to carry out its requirements as far as meetings and deliberations on planning and zoning issues. Staff is recommending approval of these nominations. Motion was made by Comm. Jones with second by Comm. Elkins to appoint Molly Alexi and Louis Smith to the Troy Planning and Zoning Board. All voted approval.

**MUTUAL AID AGREEMENT – FIRE DEPARTMENT:** Mgr. Zephir stated we have a Mutual Aid Agreement for the Fire Departments in the County. Comm. Elkins made the motion to approve the Mutual Aid Agreement for the Fire Departments. Comm. Hamilton seconded the motion and all voted approval.

**MANAGER UPDATES:**

- The Economic Development Committee has recently met earlier this month and is involved in a variety of projects, specifically related to the development of Troy. During its last meeting the committee received very positive news about the involvement with ASU beginning in August as it relates to the bypass and economic development along this thoroughfare. In addition to this, the committee and staff are working on economic development as it relates to recreation economic development, housing development, and assisted living accommodations. In addition to this the committee will begin working on suggesting revisions to the town's incentive policy. Staff will be bringing this to the committee during the summer and hopefully will have a recommendation by summer's end. Mgr. Zephir stated Andy Honeycutt and Lauren Brown have left Davenport Lawrence and formed their own company. We will continue to work with them.
- The town's annual Spring Clean event will be held on May 30<sup>th</sup>. This is a free event to anyone who would like to get rid of accumulated items in their home and possibly make some money. Individuals wishing to participate need only to call town hall to reserve a spot. Those participating will need to bring their own tables.
- Staff is pleased to announce that the town successfully passed inspection for the town's pool this year. The pool will officially open on May 13<sup>th</sup>. The schedule for the pool is included in your package. The bad news is that the vacuum for the pool has gone out and a new one will be required. The town has a loaner vacuum currently; however the town will need to purchase a new one. Staff will have the cost and request at the June 15<sup>th</sup> meeting.

May 18, 22, 2015

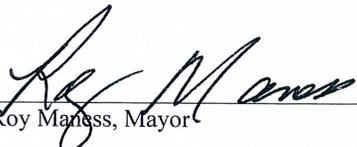
- Staff is currently working on the town's capital improvement plan and will submit to the board for its review during the June 15<sup>th</sup> meeting. This is typically a five year plan of capital expenditures the town will usually face, i.e. vehicles, equipment, which will most likely be purchased as well how the town will pay for these expenditures. This plan is more of a financial road map for spending on big capital items.
- Staff was informed this week that the town's request for funding through the Department of Insurance has been approved. This is the funding request for the fire department and the equipment that it has requested.
- Town staff and its engineers are working to finalize the design and easement acquisition as it relates to the town's sidewalk project. The easements that are going to be required are TCE, Temporary Construction Easements, and is used only during the construction phase. The Town's attorney is working on this. Staff and its engineers will have this submitted to NC DOT by June 5<sup>th</sup>.
- **DATES TO REMEMBER: May 22<sup>nd</sup> – 2:00 P.M. Reconvene town board meeting for meeting with NC DOT and Senator Bingham**  
**May 21st – Senior Cook-out at Kings Mountain Point.**  
**May 25th – Town Offices will be closed in observance of Memorial Day**  
**June 4<sup>th</sup> – Roy Maness Local Government Endowment Golf Tournament**  
**June 11<sup>th</sup> – Employee/Family Picnic and the Pool**

**INTRODUCTION OF NEW INTERN:** Mr. Zephir introduced Johnson Bray from Appalachian State University as this year's intern. The Board welcomed Mr. Bray to the Town.

**BUSINESS MEETING:** The Board reviewed the gasoline report, budget report, cash and investment report and the water use report.

The meeting was recessed at 5:16 PM until Friday, May 22, 2015 at 2:00 PM. Mayor Maness stated we will meet with the same group from NCDOT to discuss the bypass.

Respectively submitted,

  
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Roy Maness, Mayor

  
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Cathy M. Maness, Clerk

**TROY BOARD OF COMMISSIONERS  
RECESSED MEETING  
FRIDAY, MAY 22, 2015, 5:00 PM**

The Town of Troy Board of Commissioners met in the Board Room of the Troy Town Hall with Mayor Roy Maness presiding.

**BOARD MEMBERS PRESENT:** Commissioners Bruce Hamilton and Damon Prince and Mayor Maness.

**BOARD MEMBERS ABSENT:** Elkins, Hurley and Jones

**TOWN STAFF PRESENT:** Manager Greg Zephir, Clerk/Finance Officer Cathy Maness, Administrative Assistant Johnson Bray

**MEDIA PRESENT:** Tammy Dunn with the Montgomery Herald

**OTHERS PRESENT:** NC Senator Stan Bingham, NC D.O.T. Chief Engineer Mike Holder, NC DOT District 8 Chief Engineer Rob Stone, Town Consultants Andy Honeycutt, Lauren Brown and Roger Soles.

**CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE:** Mayor Maness reconvened the meeting. Since there was not a quorum, the meeting was continued for information purposes only. The meeting will be closed at the next regular board meeting.

Mayor Maness thanked Senator Bingham for his help in getting assistance from the NCDOT concerning the 24-27 by-pass.

-Mr. Rob Stone, District Engineer present plans of the changes to the Candor Road intersection. He stated this would be a box type exchange with overpass. Mayor Maness stated that is not what was presented at the January meeting. Mgr. Zephir stated it still has the u-turn requirement. Mr. Stone stated this keeps the intersection off of the wetlands and reduces environmental impact. Mr. Mike Holder, NC DOT Chief Engineer stated that is not what "Kevin" explained at the January meeting. We will look at this again. There should be adequate room to address this. Mayor Maness asked that the DOT look at this again and give us what you can. Mr. Holder stated they would.

-Mayor Maness stated we would like to see a modified clover at the Dogwood Lane intersection instead of the proposed protected left turn signal. Mr. Holder stated they will take another look at Dogwood Lane.

-Mayor Maness stated we have had questions about Dairy Road due to industry. Mr. Stone stated they have not looked at the traffic count there yet. Mgr. Zephir stated a big concern is school traffic. Mr. Stone stated the safer intersection is designed than the existing one. We will look at it again and see what would be the best. Comm. Prince stated we need to look at future growth.

-Mayor Maness asked if we could have slip lines installed at the intersections. This would allow us to install utilities on the other side of the by-pass in the future. Mr. Stone stated they have done that in the past and it should not be a problem. He asked that we send him the plans for the conduit.

-Mayor Maness stated we would like to continue our walking trails under the bridges on the east side of the by-pass. Mr. Holder and Mr. Stone stated they did not see a problem with that.

-Mr. Stone stated there will be no fence except where existing fence is being replaced.

Mayor Maness thanked Mr. Holder and Mr. Stone for helping us. What we do now will serve Troy for a long time. He feels they are interested in Troy. Mayor Maness stated we look forward to working with you. Senator Bingham stated he feels everyone wants the best for Troy. Mgr. Zephir stated this will help us plan for future growth. Andy Honeycutt, Consultant for the Town stated he feels the Town is being innovative and progressive and the area will continue to grow.

Meeting finished at 2:45 PM on motion by Comm. Hamilton and second by Comm. Prince.