

**TROY BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
MONDAY, MARCH 2, 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, Wallace Jones, Damon Prince and Mayor Maness.

BOARD MEMBERS ABSENT: Commissioner Hamilton was absent.

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

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. Jones 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 February meetings were approved as written on motion by

PUBLIC FORUM: No one was present.

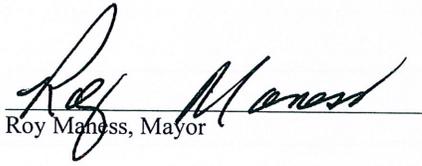
Mayor Maness informed the Board that he had talked with Senator Bingham this week concerning the Hwy 24-27 By Pass. We are still waiting on the letter from State Engineer Mike Holder that gives the details about the By Pass changes we requested.

MANAGER UPDATES:

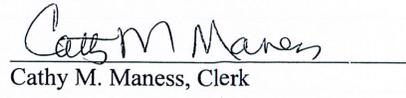
- Over the last two weeks the town has been hit by inclement weather, which has caused some delays for various agencies. The town has been able to stay open and for them most part continues with its operations. Town staff is committed to being fully operational, and will only implement closures if it conditions could cause damage to person or property.
- This year's application, on behalf of the town and fire department, has been submitted to the Department of Insurance. This year's application was somewhat light with regards to the request in the application as an extraction tool was requested at a 50/50 match. The 50/50 match has always been the requirement, however there was hope that the town would be only subject to 33% match as the department receives less than \$50,000 from the county. However, the statute reads that the department must receive less than \$50,000 from both the county and municipality. Since the department is a town department the town was not eligible. The announcement of the grant will take place on May 15th.
- Staff has begun talking with engineers regarding the expansion of infrastructure out to the proposed bypass. This process would be a three phase project, with design being the initial phase, followed by the installation of "slip lines" and then way in the future running water and sewer lines. This is an attempt to be proactive for any potential development along the bypass and so as to insure the town is prepared. No contracts or agreements have been signed yet as this is only the investigatory period. Staff will come back to the board to request permission to solicit bids and direction as to this project.
- Per previous conversations staff is beginning the process of revamping the town's zoning and land use plan. The town last reviewed and approved amendments many years ago and it is prudent from time to time to review and make changes as necessary. A complete timeline for this project should be ready to present to the board at the March 16th board meeting. Mgr. Zephir stated we have a request for a solar facility on a 40 acre tract of land. Currently, this would be allowed as a conditional use as any other utility.
- The town's website project is well underway. The project should be complete by the end of April. The town was experiencing difficulties with its current website, basically shutting down the town's email accounts, thus it has been taken down. A photo site has replaced the town's official website with pictures being placed up there that highlight the town. This is a temporary fix until the town's new site can get up and running.
- Staff has been meeting with the Troy Business Association and finalizing the town's event schedule for the upcoming year. Between the town's organized events and the events organized by the TBA there should be plenty of events for those that live and visit the town to enjoy. We understand that since the Antique Mall put up new signs, foot traffic has increased. Comm. Jones stated it is a good site to see cars on Main Street on weekends. Mgr. Zephir stated Granny B's is also picking up business.
- Finally, staff has been working on the upcoming year's budget. While things are looking somewhat favorable staff will continue with its conservative approach to insure that the town continues to do well, from a financial standpoint. It is the hope of staff that a preliminary budget will be submitted to the board by the end of the first week of April.

March 2, 2015

Meeting adjourned at 5:11 PM on motion by Mayor Protem Hurley and second by Comm. Elkins. All voted approval.


Roy Maness, Mayor

Respectively submitted,


Cathy M. Maness, Clerk

**TROY BOARD OF COMMISSIONERS
MID-MONTH MEETING
MONDAY, MARCH 16, 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 Bruce Hamilton, Wallace Jones, Damon Prince and Mayor Maness.

BOARD MEMBERS ABSENT: Commissioner Elkins was absent.

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

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.

PUBLIC FORUM: No one was present.

PUBLIC HEARING – MCRAE INDUSTRIES REQUEST FOR ANNEXATION: Mayor Maness opened the public hearing for comments on the request from McRae Industries for Annexation into the Town of Troy. Mgr. Zephir stated this is a properly advertised public hearing to receive public input as it applies to the request by McRae Industries to come into the Town of Troy's corporate "City Limits". In your packets you will find a request from McRae Industries to voluntarily be annexed into the town's corporate limits. McRae Industries is a very respected business locally and the addition of their business inside the town limits of Troy would be very much welcomed. Staff is recommending to the town board that such approval be granted so as to start the required process. No one was present with comments on the proposed annexation and the public hearing was closed. On motion by Comm. Jones and second by Comm. Hamilton, the Town Board approved the following Annexation Ordinance to annex McRae Industries into the Town of Troy corporate limits. All voted approval.

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF TROY, NORTH CAROLINA**

WHEREAS, the Town of Troy Board of Commissioners has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, a public hearing on the question of this annexation was held at Troy City Hall at 5:00 PM on March 16th, 2015, after due notice by publication on March 4th and March 11th, 2015; and

WHEREAS, the Board of Commissioners of the Town of Troy finds that the area described therein meets the standards of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Troy, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous property owned by McRae Industries, Inc. is hereby annexed and made part of the Town of Troy as of March 17, 2015;

TRACT No. 1: Located approximately three miles southwest of the Town of Troy and 885 feet East of the center of N.C. Highway 24-27-109, adjoining an existing tract of Kratex of Troy, Inc. and being more particularly described as follows:

BEGINNING on a concrete monument, the southeast corner of an existing 10.10 acre tract of Kratex of Troy, Inc. and in the North line of a sixty foot street, said concrete monument being South 46 degrees 220 minutes 50 seconds East 885.27 feet from a spike in the center of N.C. Highway 24-27-109 and running thence as the East line of the existing 10.10 acre tract of Kratex of Troy, Inc., North 43 degrees 37 minutes 10 seconds East 866.25 feet to a concrete monument in the North line of the tract of which this is a part, the northeast corner of the existing Kratex tract; thence as the old line of the tract of which this is a part South 77 degrees 11 minutes 33 seconds East 508.95 feet to a cement marker; thence a new line parallel to the first course above described, South 43 degrees 37 minutes 10 seconds West 1126.95 feet to a cement marker in the North line of a proposed extension of the existing sixty foot street; thence as the North line of the said proposed extension of the sixty foot street, North 46 degrees 22 minutes 50 seconds West 437.11 feet to the point of Beginning, containing 435,624.99 square feet or 10.00 acres as calculated by the Double Meridian Distance method.

For title reference see Deed Book C-5 at Page 17 of the Montgomery County Registry.

TRACT No. 2: Located approximately three miles southwest of the Town of Troy, and on the southeast side of N.C. Highway 24-27-109. Being also approximately one-half mile northeast of the interchange of North Carolina Highway 109 and North Carolina Highway 24-27. Adjoining the lands of Parker Cranford and John C. Wallace et al.

BEGINNING on a cement monument in the southeast line of right of way of N.C. Highway 24-27-109 and 30.00 feet from the center of the said highway, said monument being South 41 degrees 03 minutes 50 seconds West 536.69 feet from N.C. Grid Traverse Station "MORTON", and running thence a new line and as the northeast line of a new street now under construction, South 46 degrees 22 minutes 50 seconds East 855.27 feet to a cement monument; thence North 43 degrees 37 minutes 10 seconds East 866.25 feet to a cement monument in the North line of the tract of which this is a part; thence as the said North line of the tract of which this is a part North 77 degrees 11 minutes 33 seconds West 563.54 feet to a cement monument, also a corner of the Parker Cranford Lands; thence South 48 Degrees 30 minutes 57 seconds West 303.2 feet to a cement monument; thence North 64 degrees 44 minutes 20 seconds West 389.91 feet to the center of the said N.C. Highway 24-27-209; thence as the center of the said hwy. South 45 degrees 36 minutes 48 seconds West 152.98 feet; thence South 46 degrees 22 minutes 50 seconds East 30.00 feet to the point of Beginning containing 440,298 square feet or 10.10 acres as calculated by the Double Meridian Distance Method. All bearings are referred to the true meridian as determined by solar observation on January 9, 1976, and January 12, 1976. Reference is made to a more particular description of the property as described on the map recorded in Map Book 8 at Page 44 of the Montgomery County Registry. For title reference see Deed Box C-5 at Page 17 of the Montgomery County Registry

Section 2. Upon and after March 17th, 2015, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Troy and shall be entitled to the same privileges and benefits as other parts of the Town of Troy. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

Section 3. The Mayor of the Town of Troy shall cause to be recorded in the office of the Register of Deeds of Montgomery County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 16th day of March, 2015.

Roy Maness, Mayor

ATTEST: *Cathy M. Maness*, Clerk

PUBLIC HEARING - REQUEST ECONOMIC INCENTIVES FOR MCRÆ INDUSTRIES: Mayor Maness opened the public hearing for comments on the proposed Economic Incentives for McRae Industries. Mgr. Zephir stated this is a properly advertised public hearing to receive public input as it applies to the request by McRae Industries for economic incentives as it pertains to their company coming into the Town of Troy. This would be a "new" business for the Town of Troy and due to their investment on a 1.6 million dollar expansion project that they are working on and the commitment to the creation of new jobs staff is requesting that the town board, at the request of McRae Industries, give consideration to offering the available economic incentives, which would include the rebating of "paid" property taxes for a period of two (2) years beginning with 2015 tax, once all of the conditions are met by the company. The relocation of this industry into the town would increase the tax base, and with the amount of investment and commitment to job creation the company is in line with the standards for issuing this type of incentive. McRae Industries has requested annexation into the town, which is the above action, and if the above requested is acted upon favorably by the town board, staff would recommend the approval of the requested incentives. Mayor Protém Hurley made the motion to approve the Economic Incentives for McRae Industries. Comm. Hamilton seconded the motion and all voted approval.

Mayor Maness stated he had talked with the NCDOT's Chief Engineer, Mike Holder today. We should receive a letter from him stating that the Town would be treated fairly. Mayor Maness stated he informed Mr. Holder that if the Town is treated fairly, we want him to come to a meeting to present it to the Board. Mr. Holder agreed to this.

MANAGER UPDATES:

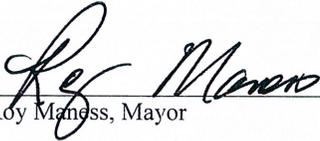
- The design process for the town's sidewalk project is nearing completion. Once the design is completed those plans will be submitted for official approval by NC DOT. This process should take between 30 and 45 days, and upon successful approval the town will be able to go out for bid. The project is still on schedule, barring any unexpected delays, to begin this summer, with completion around the middle to end of September.

- Staff and the town's engineers are on the final phase of the pump station rebuild as it pertains to the Bilhen pump station. This is the project that was funded by an Industrial Development grant. The project is finishing the bid process and once the successful bidder is identified the project should be completed within 45 days.
- Public works is working to replace three sections of sidewalk on Liberty Street, Blair Street, and East Main Street. These are not long sections of sidewalk, but areas that need to be addressed. Staff is continuing to do their evaluation around town as we hope to chip away at sidewalk issues over the next few months.
- Staff is continuing to make progress with the town's housing program through the CDBG project. The two houses under construction are moving along and will hopefully be finished in just over a month. The project is slated to receive bids on the final renovation project within the next two weeks. The final house to be built, Mr. Brady's is slated to go out for bid within the month. In the meantime Mr. Brady will be relocated to temporary housing while the construction is being completed, at which time his current house will be demolished and cleaned up.
- Just a reminder that March 30th at 6:00 P.M. the Annual Firemen's Dinner will be held. This is an annual appreciation dinner for the firemen and all of their efforts and hard work.
- **Dates to Remember: March 30th – Annual Firemen's Dinner**
April 3rd – Town offices closed in observance of Good Friday
- Mgr. Zephir stated we will get the budget completed over the next two weeks.
- Updates are needed on the Town's zoning and planning ordinance. Staff will be working on the direction we need to take to get the zoning up to date.
- Mgr. Zephir reported that a sales tax bill has been filed in the state senate that would change the distribution from point of sale to per capita. This could increase the Town's revenue, depending on how they do this. The NCLM staff is working on this to determine the impact.

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

Meeting adjourned at 5:15 PM on motion by Comm. Jones and second by Mayor Protem Hurley. All voted approval.

Respectively submitted,



Roy Maness, Mayor



Cathy M. Maness, Clerk