

**TROY BOARD OF COMMISSIONERS
MID-MONTH MEETING
MONDAY, AUGUST 3, 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 Angela Elkins was absent.

TOWN STAFF PRESENT: Manager Greg Zephir, Clerk/Finance Officer Cathy Maness, Planner Justin Price, Administrative Assistant Johnson Bray and 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

BILHEN PUMP STATION PROJECT CONTRACT: Mayor Maness stated we have bids for the Bilhen Street Pump Station Project. Mgr. Zephir stated the lowest, responsible, responsive bidder for the town's Bilhen pump station project is Terry's Plumbing. This is the project that the town was awarded a grant from industrial development funding from NC Commerce. The project came in approximately \$90,000 under budget. Based on the bid itself, staff is requesting the approval from the board to sign the notice of award and then contract with Terry's Plumbing for the purchase and construction of the pump station. On motion by Comm. Jones and second by Comm. Hamilton, the Board voted unanimously to approve the bid from Terry's Plumbing in amount of \$318,200.00.

EQUIPMENT PURCHASE APPROVAL: Mayor Maness stated we have an issue at the golf course to be addressed. Mgr. Zephir stated in the agenda packet you will find information relating to equipment that is being requested to be purchased and installed at the pond at the golf course, by which the gray water is stored and then utilized for adaptive reuse in the form of irrigation. The problem is that there has been a tremendous amount of sediment that has settled at the bottom of the pond and it has caused the growth of a type of plant that is clogging up all of the irrigation heads on the course. The aerators that are being requested will continue to move the sediment on the bottom, thus prohibiting the plants from growing and then clogging up the system. The cost is \$9,400 and could be covered in the already approved budget, however staff wanted to make sure there was concurrence by the board prior to purchasing. Staff is recommending approval. Mayor Protem Hurley seconded a motion by Comm. Prince to approve the purchase in amount of \$9,400 for the equipment to aerate the pond at the golf course. All voted approval.

DENNIS STREET PAVING CONTRACT/POWELL BILL RESERVES: Mayor Maness stated we have a budget amendment request for the Dennis Street paving contract. Mgr. Zephir stated staff had requested prices for the resurfacing Dennis Street, which is a long stretch of street in the town that is quickly becoming dilapidated. The budget only allowed for \$10,000 in paving as pricing had not been obtained at that time. There were no Powell Bill reserves being requested in this year's budget. Since the pricing has come in, there would be need to allocate approximately \$37,000 from the Powell Bill reserves to cover the cost of resurfacing this street. This would be the only repaving project in this fiscal year as it has been the goal in each year to repave long stretches of streets. Staff is requesting the board to allocate Powell Bill funds to cover the cost of this resurfacing project and that approval is given to commence with this project. Comm. Hamilton asked if we will still do maintenance on other streets. Mgr. Zephir stated we would. Comm. Hamilton made the motion, with second by Mayor Protem Hurley to approve the paving contract in amount of \$47,716.20 with C.K. Earnhardt and budget amendment for \$37,000 to pave Dennis Street. All voted approval.

PROPOSED GOLF COURSE RATES: Mayor Maness stated we have new golf course rates for consideration. Mgr. Zephir stated we have a new rate schedule for the golf course that staff is proposing. It has been some time since rates have been adjusted and with the conditions of the course in such a very enjoyable and playable state staff feels now is the time to implement these changes. The changes, if approved by the board, will still keep the course at a lower rate than most of the surrounding courses. Staff is recommending to the board approval of this rate schedule effective August 3rd. The new rates are as follows: Members \$10(9 holes)/\$15(18 holes); Senior Weekdays \$18/\$25; Senior Weekend \$20/\$28; Regular Weekday \$22/\$28; Regular Weekend \$24/\$32; Out of County na/\$24;

After 3 PM \$15/\$23; and Student Rate \$15/\$20. Motion was made by Mayor Protem Hurley and second by Comm. Hamilton to approve the rates as proposed. All voted approval.

WATER BILL EXTENSION POLICY: Mayor Maness stated we have a water bill extension policy for consideration. Mgr. Zephir stated currently, when water bills go out the due date for that bill (which is for water already used) is due on the 20th of the month. Beginning on the 21st a late fee is added and then water is cut off on the 30th if bills are not paid. There are instances where customers will call in and request extensions, which staff will almost always grant. However, there has been an increase in number of individuals requesting extensions multiple times and then requesting those extensions be granted as far the 5th of each month. Staff is proposing a water bill extension policy where by each account will be allowed up to three (3) holds over a two (2) year period, the holds will be granted until the 3rd of the month, and that the account holder must come in and sign for that extension. This will insure that the town is as responsive to those customers who may need an extension when an event arises, insures that the customers are aware exactly when the extensions are granted (which is done when they come to sign the extension form), as well allows for the water/sewer system to collect for services rendered. In addition to this, staff is suggesting, if approved by the board, that each account start out with a blank slate as it pertains to past extension requests. On motion by Comm. Jones and second by Mayor Protem Hurley, the Board approved the water extension policy as proposed. All voted approval.

SYLVESTER COVINGTON ANNEXATION REQUEST: Mgr. Zephir stated we have a signed letter from Mr. Covington requesting that his property be annexed into Town Limits. This property is located just south of the current town limits. The Town needs to hold a public hearing on this annexation request. The recommended date is August 17, 2015. Motion was made by Comm. Jones and second by Comm. Hamilton to set the public hearing for August 17, 2015 at 5:00 PM to hear comments on the request by Sylvester Covington to annex his property into Town Limits. All voted approval.

AREA GAS PRICES: Mayor Maness stated we have received comments/complaints about the price of gas in Troy and most of Montgomery County. The Town wrote the state attorney general in 2012 concerning this. Moore County recently wrote the attorney general and we are waiting to hear the results from their letter. Mgr. Zephir stated our response in 2012 was basically that the companies can charge what the market will bear. The Town Board discussed prices in Stanly and Randolph Counties that are \$.30 cheaper than here. Mayor Maness stated he would get with the other Montgomery County Mayors to see if they want to adopt a joint resolution. The Board agreed to go this route.

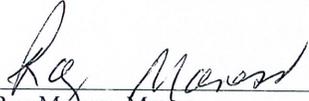
MANAGER'S REPORT:

- The town's online bill pay service for water bills is now up and running. Staff is working to get that message out on the town's website and Face Book. In addition to this staff will continue to work towards other services by which customers could pay for online.
- Staff, in consultation with MeterSys, is finalizing the RFP for the town's meter replacement project. Once completed the town will send these out to vendors to get the best available pricing. In addition to this staff is working on funding applications that will address the cost of this project as well as other potential water/sewer related projects. The goal of staff is to secure funding that will cover the cost of at least half with grant funds.
- In addition to the above referenced grant funding applications, staff is currently working to bring before the town board a CDBG application that will allow for water and sewer line replacement in the areas from South Russell Street to Princess Street and then in the Crouch and Dennis Street area. These grant funds are extremely competitive and go up against grant requests all over the state. Staff is confident that the town will receive funding, as a result of a successful grant application, however staff is not fully aware of just how much could be awarded. The scope of the project would be large, however due to funding availability the scope may have to be reduced.
- Staff is currently working on another CDBG project, the town's Catalyst grant, which is the housing grant. The town has procured and completed the surveying as it pertains to the Brady house and is now procuring services for demolition of the dilapidated house so that construction can begin on the new home. In addition to this staff has also received three new applications for this program, of which review and award recommendations will be presented to the board during the August 17th meeting. The Talma Martin and Sylvester Covington houses have passed inspection
- Congratulations go out to Cathy Maness, Town Finance Director, and her financial staff for all their efforts in professional financial management. As a result of their professionalism the town is again be awarded the CAFR award, which is an award in excellence for financial reporting. This is not the first time the town has received the award, and is a testament to Cathy and her staff's efforts to insure accurate financial reporting.
- **DATES TO REMEMBER:** August 6th – Annual Senior Luau – 5:00 P.M. Troy Pool
Farmer's Market – Thursday - Hours are 1:30 P.M. – 5:30 P.M.

August 3, 2015

Mgr. Zephir stated the 1.64 acre lot behind Montgomery Motors is available. The Town needs parking for the Peabody Park. Planner Price is in contact with the new owners of the property and we could probably get the land for \$7,000 and a letter of donation. Comm. Hamilton made the motion and Comm. Jones seconded the motion to approve the purchase of the 1.64 acre lot on the east side of South Elm Street from West Spring Street to Rush Avenue. All voted approval.

Meeting was adjourned at 5:40 PM on motion by Comm. Jones and second by Mayor Protem Hurley. All voted approval.



Roy Maness, Mayor

Respectively submitted,



Cathy M. Maness, Clerk

**TROY BOARD OF COMMISSIONERS
MID-MONTH MEETING
MONDAY, AUGUST 17, 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 Elkins, Bruce Hamilton, Wallace Jones, Damon Prince and Mayor Maness.

BOARD MEMBERS ABSENT: No one was absent

TOWN STAFF PRESENT: Manager Greg Zephir, Clerk/Finance Officer Cathy Maness, Planner Justin Price 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. Mayor Maness recognized Commissioner Hamilton for his 80th birthday today.

PUBLIC FORUM: No one was present.

PUBLIC HEARING ON ANNEXATION REQUEST – SYLVESTER COVINGTON: Mayor Maness opened the public hearing for comments on the Annexation Request by Sylvester Covington. Mgr. Zephir stated this is a properly advertised public hearing regarding a voluntary request by Mr. Sylvester Covington who is requesting annexation of his property located at 718 South Main Street into the Town of Troy. No one was present with comments. The public hearing was closed. Mgr. Zephir stated staff is recommending that the board approve this annexation to become effective on August 18th. On motion by Comm. Hamilton and second by Comm. Elkins, the Board unanimously approved the annexation of property owned by Sylvester Covington at 718 South Main Street into the town limits of the Town.

HOLIDAY SCHEDULES AND BOARD MEETING DATES: Mayor Maness stated we have holiday schedules to approve. Mgr. Zephir stated the regular scheduled board meeting in September is slated to be held on September 7th, which is Labor Day. The board has customarily not met on days that fall on holidays. If that is the case for this year then it is recommended that the board meet on September 14th and to combine the regular and mid-month meetings. In addition, this year Christmas falls on a Friday, which according to the town's holiday schedule would have the town being closed on December 23rd, 24th, and 25th, with town hall closing ½ day on the 22nd for. Staff is requesting that those dates be changed to the 24th, 25th, and 28th with the ½ day closing for the Christmas luncheon to be held on the 23rd. This will not affect any of the operations of the town and keeps with the allotted amount of days for the holiday. Mayor Protem Hurley made the motion to approve the Holiday Schedule changes as proposed. Comm. Elkins seconded the motion and all voted approval.

MANAGER UPDATES:

- During the previous meeting it was voted to have Dennis Street paved this year. The preparation for this project is slated to begin within the next two weeks. Part of the preparation for this project is ditch work along Dennis Street. The town intends to notify the residents along this street about what the town will be doing. There are some that do not like ditches, however it is important to get the water off the road, and with what the town is spending to resurface this road every step needs to be taken to insure that the town can get as much water off the road as possible to insure that it does not jeopardize the quality.
- Town staff has, for several months, been working to get the burned out street lights replaced. Staff has done a weekly inventory of the lights and the majority of them were replaced or fixed during this past week with the remaining to be completed by the end of next week.
- Since the last board meeting the town has hosted its annual Luau themed reception for the senior center. This year, despite the early inclement weather, there were approximately 75 attendees. Many thanks go out to Theresa and her staff for a great event.
- **DATES TO REMEMBER:** Thursdays – Troy Farmers' Market – 12:30 P.M. – 5:30 P.M.

FARMERS' MARKET: Mgr. Zephir stated the Rotary Club wants to donate materials to build a shelter for the Farmers' Market. We are looking at several areas that could possibly accommodate this.

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

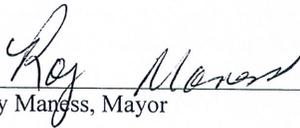
August 17, 2015

Mayor Maness reminded everyone that September 14th will be our next meeting. He stated that Insurance Commissioner Wayne Goodwin will be in Troy on September 15th for a luncheon. He agreed to meet with the local Mayors to discuss the difficulty in getting volunteers due to all the new requirements for volunteer firemen.

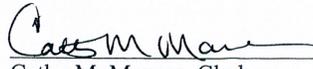
Comm. Hamilton asked how we stand on the proposed resolution for gas prices. Mayor Maness stated he met with the Mayors last Wednesday. We are to start keeping records of gas prices on Mondays and once a plan is established they all agreed to sign a letter to the attorney general.

Meeting was adjourned at 5:15 PM on motion by Comm. Jones and second by Comm. Elkins. All voted approval.

Respectively submitted,



Roy Maness, Mayor



Cathy M. Maness, Clerk