

**TROY BOARD OF COMMISSIONERS  
REGULAR MONTH MEETING  
MONDAY, DECEMBER 7, 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, Angela Elkins, 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:** Tammy Dunn with the Montgomery Herald

**OTHERS PRESENT:** Mr. and Mrs. Hal Scott, Lane, Cameron and Mary Carson Prince and Sherri Allgood.

**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 and read a prepared letter to the Board of Elections that offered the use of the Troy Town Hall for the combined voting precinct. Copies of the letter were passed out to those in attendance.

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

**MINUTES** of the November meeting were approved as written on motion by Comm. Elkins and second by Comm. Hamilton. All voted approval.

**SWEARING IN CEREMONY:** Newly re-elected Mayor Roy Maness and Commissioners Wallace Jones and Damon Prince were administered the oath of office by Town Clerk Cathy Maness. Mayor Maness stated it has been a pleasure serving on the Board. We have a great Board, a great Town and great citizens. Comm. Jones thanked the citizens for giving him another opportunity to serve. He is proud to be a part of this Board. Comm. Prince stated it is a huge honor to serve. It is hard to express what it means to be elected to this Board. He thanked everyone for the opportunity.

**ORGANIZATIONAL MEETING APPROVAL:** Mayor Maness stated we need to approve the organization. Mgr. Zephir stated that as is typically done with the swearing in of a newly elected board, the board of commissioners traditionally selects the mayor pro tem as well as set any other meeting rules that will help govern the board meetings for the next two years. Commissioner Hurley, current Mayor Pro Tem, has agreed to serve in that capacity again. The only other procedure that needs to be agreed to is to re-certify the three minute time limit for public forum speakers. Staff is recommending approval of both. On motion by Comm. Hamilton and second by Comm. Elkins, the Board elected James Hurley to serve as Mayor Pro tem. All voted approval. Mayor Pro tem Hurley stated he feels privileged to have served this long on the Town Board. At the end of this term, he will have served 38 years. The Board approved the three (3) minute time limit for people speaking during the Public Forum on motion by Mayor Pro tem Hurley and second by Comm. Prince. All voted approval.

**INDUSTRIAL DEVELOPMENT FUNDING:** Mayor Maness stated we need to look at the IDF funding for the pump station. Mgr. Zephir stated that over the last few months there has been much speculation about Wright Foods and whether or not they were going to continue to be in business. Staff has been meeting with the company and officials at the Department of Commerce and everything appears to be on track for the company to be acquired by another food manufacturing company with the operations to continue at the Troy plant. There may be a small window of when the plant is shut down due to change over, but it has been communicated that the plant will be operational. The town, in an effort to upgrade its Bilhen pump station to accommodate the Wright Foods production, had been awarded two grants ( a \$78,000 dollar infrastructure grant from the Rural Center in 2012 and an Industrial Development Fund grant in the amount of \$480,000) that were to pay for these upgrades at the pump station. The \$78,000 grant was never expended due to the fact that when the town was getting ready to make the necessary improvements the Rural Center was having its money rescinded by the General Assembly and the town never received those funds and the work, including design and engineering, was never done. When Wright Foods announced their expansion in 2013 the pump station was going to have to be expanded and not just rebuilt, which meant greater costs to include engineering, design, permitting, and construction. The town was awarded this money by Commerce to assist, in its entirety, with this project. The town has completed the design, engineering, permitting (all of which took greater than a year) and has even accepted the low bid on the project. However, in light of the town board noticing the slowing of the company and the loss of employees the town slowed on the construction phase. That foresight has allowed the town to not have drawn any money down of these grant funds (the town paid for the

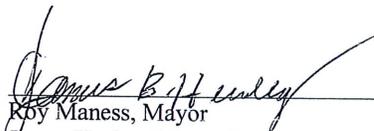
engineering, design, and permits out of water and sewer funds but has yet to request reimbursement) and thus be in a position to relinquish the grant back to Commerce with the understanding that the town would receive those funds when the acquisition by the new company is finalized. With any economic grant if results cannot be obtained then there are claw back provisions and since it was apparent that there were going to be issues with the jobs it was smart for the town to slow the project down and it is now even smarter to relinquish those funds. Staff is requesting official approval to relinquish the \$480,000 grant back to Commerce. When the sale of the company goes through staff will come back to the board to seek approval to apply for these funds again. On motion by Comm. Elkins and second by Mayor Pro tem Hurley, the Board voted to rescind the \$480,000 Industrial Development Fund grant to expand the Bilhen Street Pump Station. All voted approval.

**MANAGER'S REPORT:**

- In your packets you will find an update on the town's CDBG Catalyst grant project 08-D-2478. The Brady home has been demolished and the lot has been cleared. The request for bids will be advertised this coming Wednesday and will be opened on December 23<sup>rd</sup>. Staff hopes to have the contract signed by the end of the first week of January and construction beginning by late January. The rehabilitation on the final house is under environmental review right now and once completed the town can make the official award on the house that was selected.
- Staff was recently contacted by the property owners at 303 West Spring Street about donating the building for fire training to the town and then donating the property to the town as well. This is a corner lot and is located at the corner of West Spring and Elm Street. The owners are only requesting a letter of donation by the board in return for the property. The expense to the board will be approximately \$500 for the cost of an appraisal and any attorney fees. Without objection by the board staff will continue with this process as it is a nice corner lot in business/commercial area of the town.
- Staff is currently working on the beginning of the year grant applications that the town typically goes out for. These grants include those that benefit the fire department, recreation, senior center, as well as some economic development. Staff hopes to begin having these grants for board approval at the December mid-month meeting and the January meeting.
- Staff was very pleased with the turnout at this year's Tree Lighting. A lot of work went into and thank you goes out to all the staff members in administration, public works, police, and fire departments.
- **DATES TO REMEMBER:** December 7<sup>th</sup> – Annual Firemen's Christmas Dinner – 7:00 P.M.  
 December 14<sup>th</sup> – 4<sup>th</sup> Annual Holiday Dessert Bake Off – 12:00 P.M. Town Hall  
 December 16<sup>th</sup> – Retirement Luncheon for Mr. Joe Shields – 1:00 P.M. Town Hall  
 December 23 – Employee Christmas Lunch – 12:00 P.M. Densons Creek  
 December 24, 25, 28<sup>th</sup> – Town Offices will be closed in observance of Christmas  
 January 1 – Town Offices will be closed in observance of New Year's Day

Meeting was adjourned at 5:20 PM on motion by Comm. Jones and second by Mayor Pro tem Hurley. All voted approval.

Respectively submitted,

  
 Roby Maness, Mayor  
 James Hurley, Mayor Pro tem

  
 Cathy M. Maness, Clerk

**TROY BOARD OF COMMISSIONERS  
MID-MONTH MEETING  
MONDAY, DECEMBER 21, 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 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 stated we have a light machine donated by Terry Crews that would make it appear to be snowing when reflected on the building. We will try it out after the meeting.

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

**AUDIT AGREEMENT AMENDMENT:** Mayor Maness stated we have an amended audit agreement to consider. Mgr. Zephir stated that during the last board meeting staff had presented to the board a request to extend the audit contract until December 31<sup>st</sup>. The request should have been January 31<sup>st</sup> due to the extended GASB Statement 68 requirements. We apologize for the confusion and request that the board amend their vote from the last meeting to change the contract date from December 31<sup>st</sup> to January 31<sup>st</sup>. On motion by Comm. Hamilton and second by Comm. Elkins, the Board unanimously approved the amended audit contract extension to January 31, 2015.

**TRANSFER OF OUT OF TOWN WATER CUSTOMERS LOCATED ON HIGHWAY 109 NORTH:** Mayor Maness stated we have water customers tapped onto the county water line. Mgr. Zephir stated staff is bringing to the board for its consideration a request to transfer twenty-two water accounts from the town accounts over to the county. These customers are those that live on NC 109 and live outside of the town limits and are already tapped onto the county water line. Staff is reading the meters, billing the customers and sending the gallons each month to the county to bill the water to the Town. These customers are charged an outside water rate by the town, with the average customer bill equaling \$22.45. Due to the county's rates being slightly higher than the town's outside rate the customers would see in an increase in their monthly bill. The reason for this request is that staff is attempting to simplify the town's billing process in addition to clearly identifying and defining town and county infrastructure systems. Staff is recommending approval by the board and made effective February 1<sup>st</sup> 2016. We will notify the customers that this change will take place. On motion by Comm. Jones and second by Comm. Elkins, the Board approved the transfer of 22 customers located on Hwy 109 N and tapped onto the Montgomery County water line to the Montgomery County Water System to be effective February 1<sup>st</sup>. All voted approval.

**PROPOSAL OF "CEMETERY PARKING ONLY":** Mayor Maness we have a discussion on parking at the cemetery. Mgr. Zephir stated Town crews have been working on trying to address water runoff issues in the older part of the town's cemetery, the area that includes the circular drive. Town crews have started putting in ditches so as to assist in draining any excess runoff. The problem that is evident (it has been a problem but more so now since we have been doing the work down there) is that court parking is making it nearly impossible to move through the cemetery in this area. People are parking on both sides of the drive in addition to parking in the newly created ditch areas. Staff is proposing that "Cemetery Parking Only" signs be placed along this drive and that the board authorize the police department to issue civil citations or towing if necessary to enforce this no parking zone. Parking around the courthouse has and will probably continue to be a problem and staff's intent is not to make it more difficult for anyone, but something needs to be done, which is the reason for this request. Mgr. Zephir stated he has talked with the County Manager about this since the majority of the vehicles parking there are court traffic. The county asked for 60 days to have their new road and parking installed before issuing citations. The Board agreed this problem needs to be addressed. Chief Allen stated the police officers can enforce the no parking only if there are signs installed. After further discussion, the Board agreed to install "Cemetery Parking Only" signs up in the circle drive at the Southside Cemetery to be effective March 1<sup>st</sup> on motion by Comm. Hamilton and second by Comm. Elkins. All voted approval.

**MANAGER UPDATES:**

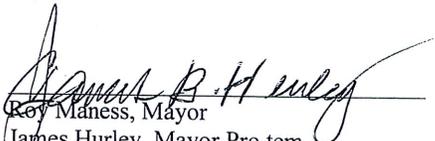
- As an update, staff is working on getting updated interest rates (rates of return) on treasuries and other investment options for the town. This past Wednesday the Federal Reserve raised interest rates for the first time in nearly a decade, which could yield a higher investment return. These rates should be effective in January, which the town would be in a position to act then. One side note that staff has found out is that the investment terms are typically longer than what the town has currently been doing. For example the town's certificates of deposits may be tied up for 6-12 months as opposed to the typical 60 months for other investment options.
- The Christmas Day Dinner will again be held on December 25<sup>th</sup> beginning 11:00 A.M. at the Senior Center. This event again is sponsored by the Friends of Troy will provide nearly 300-400 plates.
- **DATES TO REMEMBER:**
  - December 23 – Employee Christmas Lunch – 12:00 Noon Densons Creek
  - December 24, 25, 28<sup>th</sup> – Town Offices will be closed in observance of Christmas
  - January 1 – Town Offices will be closed in observance of New Year's Day
- The Budget Retreat will be the 3<sup>rd</sup> Monday in February

The Board agreed by common consent that the January meetings will be combined and held on January 11, 2016 at 5:00 PM.

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

Meeting was adjourned at 5:15 PM on motion by Mayor Pro tem Hurley and second by Comm. Elkins. All voted approval.

Respectively submitted,

  
Roy Maness, Mayor  
James Hurley, Mayor Pro tem

  
Cathy M. Maness, Clerk