

**TROY BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
MONDAY, MARCH 4, 2019, 5:00 PM**

The Town of Troy Board of Commissioners met in the Board Room of the Troy Town Hall with Mayor Sherri Harris Allgood presiding.

BOARD MEMBERS PRESENT: Mayor Allgood, Mayor Pro Tem Bruce Hamilton, Commissioners Kayren Brantley, Angela Elkins, Wallace Jones and Damon Prince.

BOARD MEMBERS ABSENT: No one was absent.

TOWN STAFF PRESENT: Manager Greg Zephir, Clerk/Finance Officer Cathy Maness, Police Chief Kenny Allen and Town Attorney Russ Hollers.

MEDIA PRESENT: Tammy Dunn with the Montgomery Herald

OTHERS PRESENT: David Allgood, Mario Marshall, Grace & Terry Crews, Rhonda & Richard Bristow, Dana Dawson, Pixie & Bill Skipper, Adam Skipper, Yulanda Simmons, Harold Sasser, Wayne Adams, Kim Shepherd, Louis Smith, Lee Proctor, Cindy Taylor, Matthew Delafield with Golden Road and Dorothy Solar, Mr. Erich Miarka with Pine Gate Renewables

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

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

PUBLIC FORUM: No one was present.

CONSIDERATION OF AMENDMENT TO SOLAR FARM CONDITIONAL USE PERMIT FOR BOTH GOLDEN SOLAR, LLC AND DOROTHY SOLAR, LLC: Mayor Allgood stated On January 7th the town Board of Commissioners held a public hearing to seek public input regarding the requests from Golden Solar, LLC (on behalf of property owners of Parcel Number 7538 18 42 0368) and Dorothy Solar, LLC (on behalf of property owners of Parcel Number 7538 15 52 1506) to amend a conditional use permit that was granted by the Troy Board of Commissioners on January 8, 2018 regarding the construction of a solar farm on both properties. The meeting was attended by several property owners, with one property owner asking a question regarding the location of the driveway and the ability to see the farm from the road. With no additional questions or comments the public hearing was officially closed. The request from both Golden Solar, LLC and Dorothy Solar pertained to the conditions that the board of commissioners put in place when it granted the conditional use permit. Both entities have requested that the setback requirements that were put in place by the board be reduced in order to allow for more solar panels to be installed, which would make the project financially viable. The original setbacks were as followed: 1. 100-foot setbacks from property lines and wetlands; 2. A 50-foot vegetation buffer; 3. An 8-foot fence with a 50-foot space between the fence and the solar collectors; 4. Vegetation buffers around the entire project areas with 12-foot trees (with minimum trunk diameter of 2 inches) spaced 25 feet apart and vegetation planted between those trees; 5. The company must produce a bond, which will cover the cost of the decommissioning of the solar plant.

During the January 7, 2019 meeting representatives of both Golden Solar and Dorothy Solar provided the board with a presentation to the board offering an alternative plan for the board's consideration. The company's alternative plan proposed reduced setbacks that were issued by the board. Staff, during this meeting did state to the board that it did agree with the proposal to reduce the setback requirement near and around any wetlands from 100 feet to 30 feet, but that in order to protect the neighbors and residences located near this potential project staff felt that the original setback requirement of 100 feet along property lines needed to remain. The board tabled consideration of the requested amendments until the representatives could update their map and presentation to make it easier for the board and citizens to understand the differences between the initial, approved, and requested project site maps. The representatives of these solar companies will be in attendance to make their presentations of their updated maps and answer any questions that members of the board may have.

Mr. Erich Miarka with Pine Gate Renewables presented a project overview for Golden Road and Dorothy Solar. They are two separate but adjacent solar projects. Golden Road Solar is a 1 mw ground-mounted solar project located on a 16 acre parcel owned by STJ Green Forestlands, LLC (parcel # 7538-18-42-0368) and Dorothy Solar is a 1 mw ground-mounted solar project located on a 23 acre parcel owned by John and Gloria Woodyear, Jr. (parcel # 7538-15-52-1506). The projects were originally approved for zoning on 1/8/18. Additional setbacks and buffer implemented by PC, and approved by Council. The new conditions rendered the sites unusable. Planning Commission reviewed project and approved a revised site plan with new setbacks and vegetated buffers on 8/15/18. Doubled setbacks and buffers along northern boundary to address abutter concerns. Mr. Miarka gave the following quick update on the current Dorothy Solar proposal:

170' to 260' array setback from Rosalyn Road.

Minimum 100' of undisturbed vegetative buffer between Rosalyn Road and project area.

Curved project entrance to reduce visibility. Using existing entrance.

131' to >450' array setback from southern property line.
Undisturbed vegetative buffer between project and southern property line varies from 90' to >450'.
50' array setback from power line easement on northern parcel boundary.
Additional 80' of power line easement between parcel line and abutting residences to north (total 130' setback).

25' undisturbed vegetative buffer along northern parcel boundary, plus 80' utility ROW.
Modified site plan based on community feedback to address their concerns.

Map of the final plan is shown at end of minutes at Attachment A.

Mr. Miarka gave following quick facts on Golden Road Solar:

- 25' array setback from all parcel lines
- 10' minimum vegetative buffer along all parcel lines
- 25' no-disturbance buffer along all delineated wetlands
- Curved driveway/site entrance to reduce visibility
- Adjacent to existing utility substation and transmission lines
- Wetlands along western boundary reduce visibility from Pekin Rd/South Main Street
- No expressed neighbor/community opposition.

Mr. Delafield presented a letter from Mrs. Gloria Woodyear (property owner requesting solar farm conditional use). Mrs. Woodyear was unable to be present but wanted to ask the Board to consider the changes to the conditional use request. (letter is attached at end of minutes as Attachment B)

Mr. Richard Bristow stated he would like to add his support to the project. He has walked the property and feels it will be good there. Mayor Pro Tem Hamilton asked if the bond issue is still in play? Mr. Delafield stated it would be purchased once the permit is issued. Mr. Lee Proctor of the Troy Planning Board stated the Planning Board did review the proposal, however they did not make a recommendation to the Town Board. They only submitted it for review. Comm. Jones made the motion to approved the Solar Farm Projects as presented today, with the facts as shown. Mayor Pro Tem seconded the motion. Voting for motion were Commissioners Jones, Hamilton, Elkins and Prince. Voting against motion was Commissioner Brantley.

PRESENTATION OF FISCAL YEAR 2017-2018 AUDIT: Mayor Allgood stated that Steve Hackett, of William R. Huneycutt, CPA, PLLC, is in attendance to present the town's audit report for fiscal year ending June 30, 2018. Mr. Hackett stated the Town has a "clean" unmodified audit. Highlights included the following: General Fund decreased only slightly; taxes and sales tax increased; total general fund revenue increased 9% from last year; expensed increased due to grants, land purchase, paving. Water and Sewer Fund long term debt increased due to purchase of water meters; assets increased, net position increased; revenue increased 8.3% over last year. Mr. Hackett stated the Town is making strides to keep the fund balances up. Mayor Allgood thanked Mr. Hackett for the report.

CONSIDERATION OF AMENDMENT TO MONTGOMERY COUNTY TRANSPORTATION PLAN: Mayor Allgood stated that the Piedmont Triad Regional Partnership, in March of 2018, requested the planning division of NCDOT amend its long-range multi-modal planning document from 2012. Over the course of the past year the Piedmont Triad Regional Partnership has convened meetings and presented drafts to interested parties for considerations regarding amendments to the 2012 NCDOT plan for Montgomery County. In your packet you will find the PTRC request for approval of the proposed amendments and what areas around the county will be included in the amendment. As it relates to the Town of Troy, the major emphasis of the amendment pertains to the operational improvements that may be needed at key intersections along NC 24/27 (the bypass). All this document does is to alert NCDOT that there will be need to make necessary improvements, over time, to improve mobility, safety, and access. Staff is recommending approval of the attached resolution, as this does coincide with the town's efforts and continued goals to continue to improve the major roadways in and around the Town of Troy. Motion was made by Mayor Pro Tem Hamilton with second by Comm. Elkins to approve the Resolution for Endorsement of the Montgomery County Comprehensive Transportation Plan Amendments. All voted approval.

**A RESOLUTION FOR ENDORSEMENT OF THE MONTGOMERY COUNTY
COMPREHENSIVE TRANSPORTATION PLAN AMENDMENTS**

WHEREAS, Montgomery County, the Piedmont Triad Rural Planning Organization, and the Transportation Planning Division of the North Carolina Department of Transportation have actively worked to amend the comprehensive transportation plan for Montgomery County and its municipalities; and

WHEREAS, the County, Municipalities, and the Department of Transportation are directed by North Carolina General Statutes 136-66.2 to reach agreement for the highway, transit, rail, bicycle, and pedestrian system that will serve present and anticipated growth in and around the County; and

WHEREAS, it is recognized that the proper movement of traffic is a highly desirable element of the comprehensive plan for mobility, safety, and the orderly growth and development of the County; and

WHEREAS, after the distribution of draft amendments to the highway map, and following a public comment period, the Town of Troy Board of Commissioners considers it to be the best interest of its citizens and of Montgomery County to adopt the Comprehensive Transportation Plan pursuant to General Statutes 136-66.2; and

NOW THEREFORE, BE IT RESOLVED: that the Montgomery County Comprehensive Transportation Plan Amendments as shown on maps dated December 3, 2018, be approved and adopted as a guide in the development of the highway system in Montgomery County, North Carolina, and the same is hereby recommended to the North Carolina Department of Transportation for its subsequent adoption.

ADOPTED, this the 4th day of March 2019.

Sherry Harris Allgood, Mayor

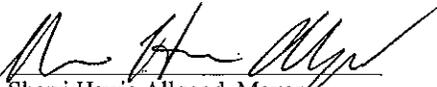
Attest: Cathy M. Maness, Town Clerk

MANAGER'S REPORT:

DATES TO REMEMBER: March 26th – James Garner Center (8:30 a.m. – 10:00 a.m.) 50th Anniversary of Piedmont Triad Regional Partnership event

Comm. Elkins asked if the Board could address Mrs. Becky Wallace's concerns. Mgr. Zephir stated we are currently working to find the best possible solution to the parking concerns at the intersection of Johnson Road and North Main Streets. Hopefully we will have a proposal for the next meeting.

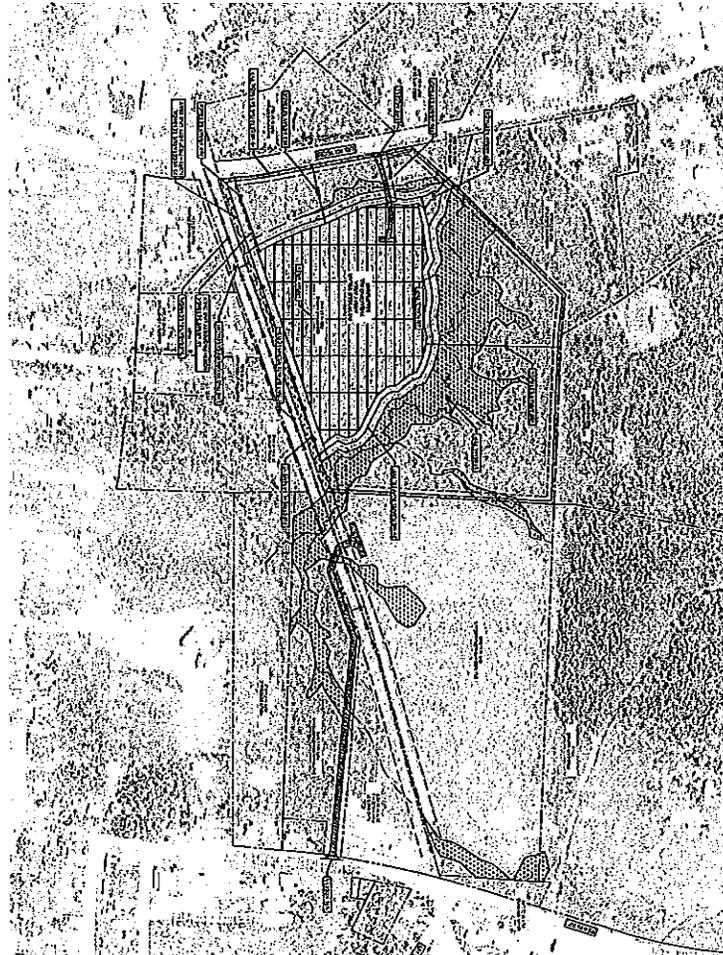
Meeting adjourned at 5:45 PM on motion by Comm. Jones with second by Comm. Brantley. All voted approval.


Sherri Harris Allgood, Mayor

Respectively submitted,


Cathy M. Maness, Cler

Attachment A



March 4, 2019

Attachment B

March 4th, 2019

To the members of the community of Troy;

I want to apologize for not being able to be here tonight. I am in the final stages of closing out my mother's estate which means travelling out of State.

Most of you may be wondering why get into a renewable energy project.

Well, I can think of quite a few reasons. First of all, it's the future and I believe we need to do everything we can to save our planet for our future generation to come.

Secondly, it's a fantastic way to supplement one's income. This program generates rental income without any hassles.

The cost of living continues to rise for all families especially for the elderly. Take for example health insurance, the older you get the more expensive it is.

Today, many baby boomers are going without insurance in hope that we make it to age 65 when our Medicare and Social Security benefits starts. Unfortunately, there are no guarantees that after paying into this program for all these years, our benefits will be available for us to collect. In the meantime, we should pray that no medical emergencies happen to any of us before that.

I want to retire someday and still go on doing the things I love doing without having to work for the rest of my life. And so, I hope this project and others like it will help many of us through our retirement years.

Finally, I have always been a good neighbor and I have no plans to change who I am.

Gloria Woodyear