

**TROY BOARD OF COMMISSIONERS
PLANNING RETREAT/RECESSED MEETING
MONDAY, MARCH 4, 2019, 8:00 AM**

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 and Theresa Thomas, Senior Center Director

MEDIA PRESENT: Tammy Dunn with the Montgomery Herald

Mayor Allgood reconvened the meeting and stated we are meeting this morning for planning for the needs of the Town. Mayor Pro Tem Hamilton gave the invocation.

Department Needs and Assessments-Capital Improvement Plan

Mgr. Zephir gave an update on each department of the Town.

Fire: The Town is continuing to apply for and receive the Department of Insurance Grants (DOI) to purchase equipment for the department. These grants are 50/50 and we often use a portion of the 2% County funds as our match for the county trucks. The Troy Fire Department is a thrifty department and we are lucky to have businesses that allow the volunteers to respond. The \$5.00 per call has positively impacted response. Our ladder truck will need to be replaced in the future. The Fire Chief feels that a 75' ladder will work better than the shorter ladder we have now. The department is willing to look at a used ladder truck. Comm. Hamilton asked about the county truck. Mgr. Zephir stated the county furnishes a pumper tanker every 10 years. Overall, the Fire Department is in pretty good shape. Mayor Allgood asked what is the life on the ladder truck. Mgr. Zephir stated it is coming up on 30 years. There used to be a 20 year requirement for replacement. That was changed that as long as the truck meets the pumping criteria, it would be fine. Larger cities keep them only 2-3 years. That allows smaller departments to purchase used ones when they trade them out.

Public Works: Mgr. Zephir stated public works does most things in house. We try to make sure they have what they need. Mayor Pro Tem Hamilton asked if we need a full time mechanic. Mgr. Zephir stated that is something we have discussed. Comm. Elkins stated we are getting limited on repair shops for vehicles. Two are closing due to age of owners. Mgr. Zephir stated currently we have two CDBG grants ongoing that are replacing water and sewer lines in a few areas. We will need to replace the water line on NC Hwy #24-27 (Biscoe Road) due to constant leaks. Cost for this replacement currently is \$10.00 per foot with boring under the road for each residence @ \$15,000 each bore. We have a \$1,054,000 Project to upsize the Bilhen Street pump station and to replace and upsize the line from Wadeville Road pump station to Bilhen Street. This will also open up the corridor along the Hwy 24-27 bypass for development. There is a 25% local investment from the Town, however with the increased usage from Wright Foods, due to the expansion, the debt service will be covered. Comm. Jones stated we also have a dump truck that needs to be replaced. Mgr. Zephir stated we replaced one dump truck in this year's budget and are looking to replace a 2nd in the coming year.

Police Department: Mgr. Zephir reported that the new police cars are in. We plan to sell the oldest cars on GovDeals. We do need to look at police pay, however we can not get into a bidding war. Three officers are looking to go elsewhere, mostly due to family connections and wanting to get closer to them. We have three prospects for those positions. Staff is trying to go bi-lingual in all departments. Millennials do not seem to be long term. The Police Department continually upgrades their computers and other technology. They are also keeping the body cameras upgraded.

Senior Center: Senior Center Director Theresa Thomas updated the Board on programs at the Center. She stated the fencing around the dumpster needs replacing, gutters on the senior center need to be cleaned. Ms. Thomas stated she is working on prices to replace the stove in the kitchen with a commercial stove. Comm. Jones asked if a special permit will be needed for that. Ms. Thomas stated she is in discussions with the County Inspector. If they have to get a commercial range hood, costs will skyrocket. Comm. Elkins suggested getting a convection oven. Ms. Thomas stated that the Troy/Montgomery Senior Center receives HCCB funding. The County determines how that is divided. If other senior centers are opened, it could affect our funding. Comm. Jones asked where else in the county are they looking to open. Mayor Allgood stated Brutonville and Troy. Mgr. Zephir stated we have some capital items to look at for the Center, including replacing the roof and flooring, making an air lock system at the front entrance, expansion of the exercise room and technology upgrades. Senior Games, in partnership with Stanly County is coming soon with registration beginning March 7, 2019. Comm. Elkins asked how we stand on the walking trail grant at the Lowe Warner Park. Mgr. Zephir stated we needed clarification on parts of the grant and are waiting to hear back from that.

Commissioners Jones and Elkins thanked Ms. Thomas for the great job she does. The Board agreed that Senior Center Staff does a great job.

Recreation: Mgr. Zephir stated we are getting rave reviews on the Pickle Ball courts. Apparently, there is a Pickle Ball Association and they are planning to have tournaments here. We will need to determine a fee for tournaments to cover the Town's costs. We are looking to replace bleachers throughout our parks. The parks are incurring a great amount of vandalism. Doors have been replaced with steel doors and changed so that they open out. That has helped, although now there is damage to buildings. We have installed cameras at the parks and that seems to be helping. Mgr. Zephir stated our overall goal is to provide as much recreation as we can. Staff is also working on a comprehensive parks plan. Our fields have incredible drainage, however Field 2 @ Peabody Park needs work on the infield. Rock is coming up through the brick dust. Mayor Allgood asked about the drainage problems at the basketball courts. Mgr. Zephir stated Troy Housing Authority built the courts. We are looking at a drainage system to be installed. We can't do anything until it dries out. We will be building restrooms there.

Planning Department: Mgr. Zephir stated we are required to have an ADA Plan with regards to every facility that is municipality owned. The Town must have an evaluation and a five year plan of bringing problem areas up to code. Our consultant advised using another plan as a model. Our recommendation is to wait until they complete other towns' plan before starting ours to keep costs down. Staff is working with Biscoe to look at a joint zoning plan. We need to update our ordinance and doing this we will share the cost and should take about 6 months.

Break – 9:45 AM (Comm. Prince left meeting)

Main Street: Mgr. Zephir State our next event will by March 21, 2019 at the TownStage – Spring into Spring with the Embers. Staff is working on bookings to have events 2nd and 4th Thursdays. The brewery people are still interested in the building on the corner Bruton and Main Streets. The Board of Elections has moved into the old First Bank building and renovations or in process for probation/parole. These will also increase traffic downtown.

Economic Development: Mgr. stated discussions are in process to bring Randolph Communications to Main Street. The County would also be involved. We are hoping to apply for the Rural Site Readiness Grant. The site development plan is in the works which will give us a blueprint for the site. Wright Foods is partnering with the community college and plan to add 40 jobs by August. The ByPass completion is expected by to be August/September 2019. Comm. Elkins stated if we could get something like Planet Fitness there, it would go well.

Town Projects – We are almost complete with Phase 1 of the CDBG Water and Sewer Line replacement project. Phase 2 is well underway. The Sidewalk Extension (DOT) project is waiting on a couple of easements. Staff is waiting on weather to settle to begin the restrooms at the basketball courts and the TownStage. The pump station replacement and line replacement project for Bilhen Street to Wadeville Rd is getting close to bidding. The Town signage project will be a two-phase project. We will need an encroachment agreement with the state for some of these signs.

Mission Statement and Core Values for the Town

Mayor Allgood presented a letter to the Board of Commissioners explaining that she and the ProTroy Community Task Force had discussed core values and a mission for the Town. Mgr. Zephir presented the Town of Troy's Mission Statement and Core Values and Principals used to Achieve the Town of Troy's Mission. The Board agreed that the two mission statements and core values were very similar and agreed to keep the original. Mayor Allgood asked if we could put the Mission Statement on the Town's website. Mgr. Zephir stated we will. (Town's Mission Statement and Core Values is included as Attachment A. Mayor Allgood's letter to the Board is included as Attachment B). Mgr. Zephir gave the Board the Main Street Mission Statement as follows: "Town of Troy Main Street Mission Statement – Nestled in the Uwharrie National Forest, Downtown Troy is a goldmine of opportunity for independent businesses to mature and flourish. We are the basecamp of outdoor recreation, healthy living, and cultural amenities in Montgomery County."

Board Goals – Mgr. Zephir stated we are looking to replace pole decorations for Troy. We would like to have them all the same and all LED lights. Mgr. Zephir state he feels Troy provides the most services for towns our size. Staff is working on priorities for the 2019-2020 to present to the Board. Mayor Pro Tem Hamilton asked when the next re-evaluation will be. Mgr. Zephir stated it will be effective 2020. Tammy Dunn with the Montgomery Herald stated they are already well into the study for re-val. Comm. Jones stated he would like to see the TNRC building more houses. Mgr. Zephir stated we will be starting one house soon. Mayor Allgood stated Habitat for Humanity is looking to start building in the county. Mgr. Zephir stated the TNRC has worked with Habitat for the sale of one of the houses. The TNRC has one house to be sold shortly and one within the next six month.

Meeting adjourned at 10:52 AM on motion by Mayor Pro Tem Hamilton and second by Comm. Jones.
All voted approval.

Respectively submitted,



Sherri Harris Allgood, Mayor



Cathy M. Maness, Town Clerk

Attachment A

MAYOR
SHERRI HARRIS ALLGOOD
MAYOR PRO-TEM
BRUCE HAMILTON
COMMISSIONERS
KAYREN BRANTLEY
ANGELA ELKINS
WALLACE JONES
DAMON PRINCE



TOWN MANAGER
GREG ZEPHIR
TOWN CLERK
CATHY MANESS
ATTORNEY
RUSSELL J. HOLLERS, III

TOWN OF TROY MISSION STATEMENT

The Town of Troy is committed to partnering with our community, local businesses, regional and national partners to provide and deliver the highest level of service, plan and invest for the future, while preserving the town's history in order to protect and enhance the quality of life for all of its citizens.

CORE VALUES AND PRINCIPALS USED TO ACHIEVE THE TOWN OF TROY'S MISSION

- **Culture of Respect and Excellence:** We will respect all members of the public and each other, as members of this organization, with respect and courtesy. We, as an organization, will continue to uphold the highest level of service delivery, ethical standards, and professionalism. The organization will continue its efforts to look for innovative ways to provide services in order to meet the needs of our citizens.
- **Accountability:** We, as an organization, will accept full responsibility for our organizational decisions and actions. We will continue to offer and deliver as many services as we can to all citizens, doing so in the most cost-effective and efficient manner, in order to maintain strong financial stability and the highest quality of life for all of our citizens.
- **Communication:** We will openly communicate with the public and each other in order to achieve the overall goals of the organization, which is the highest service delivery and quality of life that we can provide in the most cost effective and efficient means necessary.
- **Preservation:** We will partner with our community, businesses, and state and federal agencies to protect our natural, historic, economic, and aesthetic resources in order to preserve and protect these assets for future generations.
- **Safety:** We will use education, prevention, technology, and enforcement methods to protect life and property throughout the entire community and to ensure the safest and best quality of life for all citizens.

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THE TOWN OF TROY IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.

Attachment B



MAYOR'S OFFICE

Mayor Sherri Allgood

Strengthening the Now, Preparing for the Next

Dear Troy Town Council,

Thank you for endless efforts for the betterment of the Town of Troy, NC.

It is the desire of the Mayor to foster and focus on conditions for economic growth and improve the quality of life for all in the community of Troy, NC. We must stand as united front to be Proactive, Productive, and Progressive (#PROTROY) for the future of Troy, NC.

Over the course of the next two years, the Mayor's priorities include, but are not limited to:

1. **Coordinating educational and municipal services**
2. **Supporting economic development stimulants**
3. **Building a network to attend to the needs of the youth, senior, and veteran population**
4. **Promoting improved living conditions and affordable housing**
5. **Increasing communication, understanding, and trust within the community**

The social and economic health of our community is important, and we must be proactive, productive, and progressive. The decisions made today will greatly impact the future of Troy, NC. It is important that we, as a town, reflect on where we have been, evaluate where we are and determine where we are going.

The ProTroy Community Task Force is comprised of community members who are concerned about the welfare of the Town of Troy, NC community. Based on the core values and the mission of the town, the Task Force will identify key areas of focus and recommend strategies for implementation of those key areas.

The #ProTroy Task Force humbly submits the following recommendation regarding the mission and core values of the Town of Troy to 'Set the Course' for our residents.

Mission: *The Town of Troy is setting the course for balanced growth that improves our quality of living while enhancing our sense of community through service, economic stability and sound infrastructure.*

We ask that you consider the following when forming the Core Values of our town:

Embracing Multi-cultures, Faith & Family, Community Ownership, Diversity & Inclusion

Sincerely,

Sherri Allgood
Mayor of Troy, NC

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