

**TROY BOARD OF COMMISSIONERS  
RECESSED MEETING  
MONDAY, FEBRUARY 24, 2020, 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 and Clerk/Finance Officer Cathy Maness

**MEDIA PRESENT:** Tammy Dunn with the Montgomery Herald

**OTHERS PRESENT:** David Allgood, Ms. Bennett and Ms. Troublefield, candidates for Town Commissioner.

**CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE:** Mayor Allgood reconvened the meeting and Mayor Pro Tem Hamilton gave the invocation. Mayor Allgood stated this is a planning session for the upcoming budget year.

**1. Department Needs and Assessments -- Capital Improvement Plan**

• **Fire Department**

- 25 Current Volunteers
- Fire District extends six (6) miles beyond corporate limits
- \$33,000 of capital expenditures requested – Requested Items include thermal cameras, CO monitors, Turnout Gear -Town portion would be about \$8,000

Mgr. Zephir stated it would take \$.10 on the tax rate to fund a full-time fire department. At some point in the future, a new ladder truck will need to be purchased. Our current truck is a 50' ladder and meets most of our needs. Comm. Elkins asked if the Fire Class at the high school is helping increase volunteers. Mg. Zephir stated it is getting interest from younger people to the department. Comm. Prince stated Troy might be better suited to look at a 75' ladder truck. Mgr. Zephir stated the 75' would serve all of our needs.

• **Public Works Department**

- Has a total staff of 10 people (which includes the wastewater treatment plant)?
- Department is responsible for 35 miles of water lines; 33 miles of sewer lines; 17 miles of town roads; 2.0-million-gallon treatment plant; All other in-house construction projects, acreage of land that is maintained; general maintenance of facilities.
- Vehicle Needs/Requests - \$59,000 (one (1) 2020 F-150 4X4 Crew Cab; and one (1) 2020 Ford 150 4X4 Extended Cab with 8 Foot Service Body)
- New Storage facility - \$5,000 – to be located at public work facility
- New Bar Screen - \$85,000 – need to start earmarking for this over the next 2 budget years (there is a possibility that grant funding will cover this in fiscal year 2020 - 2021)
- Need to begin having conversations about upsizing of the WWTP

Mgr. Zephir stated the current capacity of the WWTP is 1.2 million gallons. We could go up to 2.0 million capacity. The issue is what is counted as capacity: What is actually treated versus what is actually treated plus any contract capacity. Handy Sanitary's contract calls for 500,000 gallons per day while they are actually sending up 150,000 gallons per day. They are having infiltration issues as well. We are trying to get clarification from the DWQ on how to count our capacity. Current rules are that when we get to 80% capacity, we need to plan for upgrades and when we get to 90% capacity, the upgrades need to be underway. We can upgrade to 1.6 million gallons per day in 90 days if necessary. We are getting hits on the by-pass property and Aseptia expects to double their capacity in two years. Comm. Prince asked if we are at 80% already. Mgr. Zephir stated we are at 79% if we include our contractual obligations, if not we are at 66%. That is why we need clarification from the state. Comm. Hamilton asked if we are tied to a rate with Handy. Mgr. Zephir stated the cost to Handy is based on our cost to treat plus 15% yearly. Comm. Jones stated Handy does not have staff to find the infiltration problems. Mgr. Zephir stated they know about the infiltration issues. Mayor Allgood asked about the cost of the WWTP upgrades. Mgr. Zephir stated we do not have total costs right now. For the upgrade to 1.2 million, the cost would be \$10,000 to modify the plans, etc. to allow for change. Mgr. Zephir stated we are working with FEMA to modify the retention basin. The damages caused by the hurricane have been temporarily repaired. FEMA wants to give \$95,000 to repair the dam. However, there is no road to access the dam for repairs. We are trying to mitigate with FEMA to reduce the size of the retention basin to use only as retention for one day. We could possibly leverage funds for upgrades (including the bar screen). Comm. Jones asked if we have taken into account the new high school. Mgr. Zephir stated yes, they have run their line to the WWTP.

• **Police Department**

- 10 full-time sworn officers (1 vacancy); 3 part-time sworn officers; 1 administrative staff
- \$38,300 of capital expenditure requests for FY 20/21 – Laptop computers for vehicles; portable radios; mobile radios; duty weapons; body cameras; air cards for vehicles

- o \$24,500 of the total cost could potentially be offset by a Department of Justice grant – leaving town portion of \$14,000
- o Will not need to look at vehicle purchases for patrol until FY 22/23

Mgr. Zephir stated we sold surplus vehicles to off-set the cost of the used unmarked vehicle.

Mgr. Zephir added that it is getting difficult to find qualified police officers, however, this is a problem nationwide.

• **Senior Center**

- o 2 fulltime personnel and 1 part-time employee
- o One of only a handful of Centers of Excellence in the entire state – this designation is due to program offerings, assistance with Medicare and prescription drug plan sign ups
- o The Senior Center promotes vitality for seniors to get them out moving and engaged with social interaction
- o 95% of all capital expenditures that would be needed/requested by the senior center will be taken care of by the FEMA appropriation.
- o Remainder of capital requests would include \$5,000 in exercise equipment (for the new expansion); \$1,000 for a storage facility off the kitchen area; \$1,000 to replace fencing around dumpster area; \$4,500 for office furnishings (after renovation project)
- o Some of these costs can be factored into the operating budget with the remainder possibly coming from grant funds.

Comm. Prince stated the staff needs private space to meet with seniors about their Medicare.

Mgr. Zephir stated that is part of the renovations – to give private office for those meetings.

Comm. Jones stated the fence around the dumpster needs work. Mgr. Zephir stated that is included also. Mayor Allgood asked if we will be doing any work on the trail around the Senior Center. Mgr. Zephir stated Public Works will begin working on the trail starting next Monday. We will get rid of the railroad ties and roll asphalt. Town owns a 5' roller and we can do this a little at a time. Asphalt plants start operating 3-15. Public Works wants to do this. We priced it for contract and it was too expensive and are checking on cost of asphalt for them to do this. The path will be widened to five feet, however due to grade, it may not be handicapped accessible.

• **Recreation Department**

- o This department includes all the town's parks (Peabody, VFW Field, Capel Centennial Park, Blair Park; Lowe Warner Park, Densons Creek Park, and the Nature Preserve)
- o Capital requests for this year would include \$12,000 for renovation of bathrooms at VFW field and Lowe Warner Park.
- o \$10,000 for field work at Peabody Park on the fields
- o \$4,000 for replacement of roof and some of the wood structure over the guard area at the town pool
- o \$4,000 concrete work around the pool area

Mgr. Zephir stated restrooms are complete at TownStage and basketball courts. We have 7 ballfields. VFW field and Peabody will be set up for softball; Capel and Lowe Warner fields will be baseball. Restrooms at VFW and Lowe Warner will be necessary this spring. Legion Softball is for ages 14-20 and Babe Ruth Baseball is for ages 12-15. We will be hosting 4 divisions of the State Dixie Softball Tournament this year. That brings in a lot of people. We will also be making drainage repairs at Peabody on the fields. Mayor Allgood asked if the drainage repairs will help the basketball courts. Mgr. Zephir stated it will help channel water to S. Elm Street. Comm. Elkins asked if roofs over the restrooms at the pool are included. Mgr. Zephir stated not this year, unless the Board requests that. Comm. Elkins asked about the rubber mulch at Blair Park. Mgr. Zephir stated we are planning that with the FEMA bridge replacement funding. Comm. Jones asked how much do we have to contract out. Mgr. Zephir stated very little. Most of our work is done in house. It may take a little longer, but it saves us and they take pride in their work. Comm. Jones stated not a lot of small towns are able to do everything that we do.

• **Planning Department – Required Plans needed**

- o \$50,000 for required plans (this has already been approved but will cover two fiscal years 19/20 and 20/21)
- o \$5,000 for site removal of dilapidated structures

- Mayor Pro Tem Hamilton asked when are we going to get someone in to do the planning. Mgr. Zephir stated we currently have an individual doing code enforcement and Main Street. We do plan to eventually hire a Planning Director. Comm. Jones stated the Durant property is still in bad shape. Would like to see the Town remove this property. Mgr. Zephir stated we can have the house torn down fairly quickly; would need a letter stating he is sole owner of the property. Mayor Pro Tem Hamilton asked about the house on Dennis Street. Mgr. Zephir stated we will have to declare it a public nuisance before we can take it down. We are also looking at a mobile home in that area. Mgr. Zephir stated that as long as the property does not test positive for asbestos, we can burn it for training. If it tests positive, the property owner will have to be responsible for removing the asbestos themselves. Comm. Jones asked about keeping grass cut at houses belonging to absentee owners. Mgr. Zephir stated the process starts with sending a letter letting them know there will be a fine of \$250+ for not keeping the property's lawn cut.

We have about 10 letters we need to sent out. Mayor Allgood asked when we plan to hire the planner. Mgr. Zephir stated hopefully around October.

- **Main Street**

- \$20,000 for Replacement of Christmas Decorations (these would not be paid for until FY 20/21, but if ordered by February 28<sup>th</sup> then the town will save 33%). The decorations would incorporate 30 pole decorations 30 holiday banners)

Mgr. Zephir stated we have a set of five different pole decorations that are on facebook for people to choose their favorite. We are looking to alternate between pole decorations and banners.

- **Economic Development – Town Owned property on bypass**

- \$1.2 million for property upgrades, to include running water lines, sewer lines, pump/lift stations, and an access road.
- This project would be funded if awarded by a Rural Site Readiness Grant

Mgr. Zephir stated we have a lot of interest on the Town's by-pass property. Mayor Allgood asked about the report from Retail Strategies. Mgr. Zephir stated they gave us a list of the top ten types of business we should look at along with our land use plan.

## 2. **Town Projects**

- Sidewalk extension project (NCDOT) – bidding to begin by first week of April. We will coordinate with Duke Energy on the decorative lights.
- Water and Sewer Line Replacement Project-Biscoe Road water line is in bad shape. Every time we repair a leak there, another one comes up in another place. Also, water/sewer line upgrades for Ameriqua are being done.
- Bathroom Construction Projects – VFW Field and Lowe Warner Park
- Pump station replacement and line replacement project (Ameriqua Related) - \$1.2 million dollar grant from Industrial Development Fund and \$280,000 town dollars via conventional loan
- Reconstruction of wastewater treatment plant due to Hurricane Florence destruction

## 3. **Financial Outlook for Fiscal Year 2020 -2021**

- Revaluation this year (estimates are showing about a 5% increase) We will look to increase fund balance. Mgr. Zephir stated he and Mayor Allgood met with County Tourism and we were informed that the County will fund a position at the Welcome Center (through the town). Mgr. Zephir stated we are looking into advertising the Welcome Center, TownStage and the Golf Course in Our State Magazine. This will increase our presence state-wide. These are three of our biggest assets in Troy.
- New pricing structure at Densons Creek Golf Course will yield an improvement beyond years past. Mgr. Zephir stated we have hired a marketing person, Darrell Burrow to run the Pro Shop. He is optimistic and has ideas on increasing revenue. 1. We are doing away with memberships. There will be greens fees \$150 per month for individuals and \$240.00 for family. The greens fees include cart fees. Also if you pay a year in advance, you get one month free. Other changes include: Mondays in summer – juniors play free; one evening per month in the summer will be \$5.00 family night. Mr. Burrow is very excited about the possibilities for the golf course.
- Water and Sewer Revenues are expected to increase sharply with Ameriqua going online, which will yield enough revenues to pay the \$280,000 loan. Comm. Elkins asked if Ameriqua has hired all of the employees they needed. Mgr. Zephir stated Ameriqua has 35 employees in the original plant building and have hired 60 new employees in the addition. They are still needing 40 more employees.
- Salaries – Mgr. Zephir state we increase salaries for Police last budget year and gave a bonus to the other employees. This year we are hoping to increase salaries for the other departments.
- Budget Calendar for upcoming fiscal year:
  - Submission of draft budget – April 30
  - Board Budget meeting (if needed) – May 11<sup>th</sup> at 8:00 a.m.
  - Public Hearing – June 1<sup>st</sup> at 5:00 p.m.

## 4. **Board Goals for fiscal year 2020-2021**

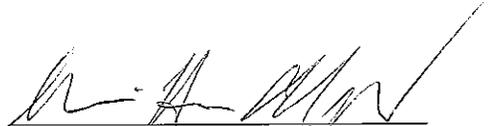
Mayor Allgood asked the Board members for their goals.

- Comm. Jones stated dilapidated house removal is one of his main goals. He asked Mgr. Zephir how many houses could be removed with the amount planning to be budgeted. Mgr. Zephir stated 2-3 houses burned/removed are the most we can do in a year.
- Comm. Jones stated one strip of land on the bypass at the westernmost exit into town should be valuable for development. Mgr. Zephir stated it is a 1.4 acre lot and we have already had interest in it.
- Comm. Jones stated he would like to us get inmates back to pick up trash and relieve our guys to do other things. Mgr. Zephir stated we stopped using the inmates about 9 months ago due to issues with contraband being smuggled back in to the prison. He will talk to the public works guys about possibly bringing 1-2 inmates back in to help with clean up.

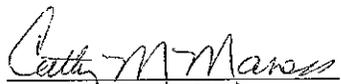
- Comm. Elkins agreed that advertising is a key to boosting the golf course and the town. She stated the golf course is an asset to the Town. When we get our signage up, that will help to put us on the map. Mgr. Zephir stated Mayor Pro Tem Hamilton brought the Our State advertising to our attention. They have a circulation of 200,000.
- Comm. Prince stated Mr. Burrow is open to suggestions, listens to what the people want. Comm. Prince stated the by-pass is key to what happens down the road. Also, being able to promote our area, possible hotel, etc. will bring people in. Comm. Prince stated Mgr. Zephir does a great job for our Town, especially looking for dollars that don't cost the taxpayers.
- Mayor Pro Tem Hamilton stated feels we need to work on getting more housing here. Comm. Elkins asked if the developer is still interested in the Shiloh Meadows subdivision. Mgr. Zephir stated they are still interested; however he wants the area cleaned up. We are getting more jobs, need more housing. The developer is looking at enlarging the existing lots there. Comm. Prince stated we need a recruitment for teachers; housing would help. Mayor Allgood asked about the TNRC Teacher Housing program. Mgr. Zephir stated we started that through the legislature, where it stalled. Since that time, the TNRC has looked at partners for teacher housing. The SECU could provide funding.
- Mayor Allgood asked about the recently cleared land from Page Street to Biscoe Road. Mgr. Zephir stated he has had several questions from the owner, nothing definite.
- Mayor Allgood asked about broadband in town. Spectrum is not at her house. Mgr. Zephir stated we were informed by Spectrum that they will be town-wide before they are finished. Comm. Elkins stated the drugstore (at the hospital) has just recently been made available, that they are still working in the area. Mayor Allgood asked if there will eventually be free WIFI to businesses. Mgr. Zephir stated the state is looking to get WIFI out there with hot spots for people to use. Have not heard a date on when this will happen.

Meeting adjourned at 10:42 AM on motion by Comm. Elkins and second by Mayor Pro Tem Hamilton. All voted approval.

Respectively submitted,



Sherri Harris Allgood, Mayor



Cathy M. Maness, Clerk