

**TROY BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
MONDAY, JANUARY 4, 2021, 5:00 PM**

The Town of Troy Board of Commissioners met in the Board Room of the Troy Town Hall with Mayor Craig Jones presiding.

BOARD MEMBERS PRESENT: Mayor Jones, 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 Police Chief James Atkins.

MEDIA PRESENT: Tammy Dunn with the Montgomery Herald.

OTHERS PRESENT: Richard Flowe with N-Focus, Carol Whitaker, James Leake, Easter Butler, Louise Bennett, Terry Crews, and County Commissioners Dana Dawson and Mary Hassell.

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

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

PUBLIC FORUM: Mrs. Carol Whitaker, James Leake and Easter Butler were present to express concerns about the "tent city" located at the end of West Roswell Street in the Smitherman Village community. The people are living in tents with no restroom facilities and trash everywhere, increased traffic, etc. Mrs. Butler also requested the Town's assistance with the creek that overflows by her house.

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

CONSENT AGENDA:

- A. **Approval of Troy Fire Department Volunteer Roster** - Every year the town board must officially approve the roster of the town's fire department's volunteers. (List of volunteers follows at end of minutes)
- B. **Tax Release – Jennings B. Lewis** - The town's tax collector is requesting the board's approval on a tax release for Jennings B. Lewis in the amount of \$427.56 due to the property being located outside of the town's corporate limits.
- C. **Tax Release and Reimbursement Request – William Cagle** - A request is being brought to the board for its approval of a tax release for William Cagle in the amount of \$60.72 due to the property being located outside of the town's corporate limits. In addition to this request Mr. Cagle is also requesting from the town a reimbursement of taxes paid on this property for the last five (5) years in the amount of \$202.40. The state statutes only allow reimbursements over a five (5) year period.
- D. **Request for Public Hearing on Proposed Comprehensive Land Use Plan – February 1st** - As required by General Statute, the town manager is requesting approval to set a public hearing during the board's next scheduled meeting to receive public comment on the town's proposed land use plan. The next scheduled meeting is slated for February 1st at 5:00 p.m.
- E. **Appointment of Montgomery ABC Board member** – Mgr. Zephir stated current board member Jackie Morris has resigned and Trikena Simmons has agreed to serve on that Board as the Town's representative.

Motion was made by Comm. Elkins with second by Comm. Jones to approve the Consent Agenda as presented. All voted approval.

PRESENTATION OF PROPOSED COMPREHENSIVE LAND USE PLAN AND ZONING UPDATE FOR THE TOWN: Mgr. Zephir stated the land use plan is a state mandate that was originally due to be in place by January 1, 2021, however due to COVID 19, has been pushed back to June 30, 2021. There is also an update to our Zoning that will be reviewed after the Land Use Plan. Two public hearings will be required – 1st for the Land Use Plan and the 2nd for the Zoning Ordinance. Mgr. Zephir introduced Richard Flowe with N-Focus to present the proposed land use plan that N-Focus and the Planning Board have been working on for the past several months. Mr. Flowe presented the Comprehensive Land Use


Plan and stated it's purpose is to make sure leadership has the instrument to make decisions by on the big picture. The Plan is to updated periodically every 5 – 10 years depending on needs and size of Towns. The State updated their requirements to make Towns change their ordinances or lose the power to regulate zoning. Mr. Flowe went through the sections of the plan and stated the purpose of the plan is to concentrate on people first, encourage people to want to live here and to make decisions as a legislative body. Mayor Jones thanked Mr. Flowe for the work on the Plan.

MANAGER'S REPORT:

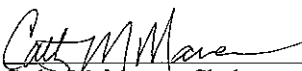
- The town's code enforcement has been working diligently on getting notices out to property owners that have large amounts of garbage, refuse, and junk cars on their properties. This is an effort to ensure that all the neighborhoods in town are clean. This will not be quick fixes, as there are required processes that the town must follow, however, it does put the town on a path of addressing these issues in as expedient manner as possible.
--Mgr. Zephir stated he and Mayor Jones had met with the property owner in question for Smitherman Village and he has agreed to clean up his property. We may have to start enforcement if it does not happen as planned.
- Public Works has been preparing for the new pump station rebuild on Bilhen Street. In coordination with the town's engineer and contractors the construction phase of this project should begin around the week of January 18th.
- The town, during the month of December, released a Request for Qualifications in an effort to solicit bids for engineering services for the treatment plant repairs and upgrades due to Hurricane Florence. During this process the town only received two (2) bids. Due to this number of bids the town readvertised and will conduct another bid opening on January 5th. At this time the town has received at least three (3) bids. The review of the bids should be completed by January 8th, of which it will then be forwarded to the town's board for approval.
- During the month of January, the town manager and department heads will be working to complete a number of grant applications that will assist each of the departments in their service of the town. The majority of these grant requests will be related to the fire department. The grant applications will be presented to the board during their February meeting for consideration and final approval for submittal.
- Due to the COVID-9 virus the annual Christmas Day dinner was not held in its traditional format. However, thanks to our sponsors, the town's administration, senior center and public works staff the Friends of Troy Christmas dinner was still able to happen in a drive-thru format. Thanks to the efforts from those mentioned above nearly 150 meals were prepared and picked up by those in need.
- **Dates to Remember:** January 18, 2021 – Town offices will be closed in observance of Dr. Martin Luther King, Jr. holiday.
- The Town received the official release of funds for the CDBG Housing Grant. We will be getting ready take bids for the repairs in the next few weeks.
- COVID 19 vaccines begin this week for the first group.
- A new HR (personnel) Policy will be presented in the coming weeks. It will be updated to meet all ADA, federal and state requirements.

The meeting recessed until 5:00 PM January 11, 2021 at 6:45 PM on motion by Comm. Brantley and second by Comm. Elkins. All voted approval.

Respectively submitted,



Craig Jones, Mayor



Cathy M. Maness, Clerk

Volunteer Firemen:

- | | | | |
|-------------------------|----------------------------------|-------------------------|---------------------------|
| Jeff Atkins, | Riley Beaman, | Chastity Deann Blalock, | David Benitez Budillo, |
| Michael S. Byrd, | David R. Cregar, | Lexie Wade Freeman, | Roger Lee Freeman, |
| Andrew Michael Gahagan, | | Efren Perez Gonzalez, | Bryant C. Hampton, |
| Andrew Harris, | Matthew Lee Helms, | Joe W. Huntley, III, | Joe W. Huntley, Jr., |
| Joseph Wallace Huntley, | Megan Huntley Yarboro, | James Lewis Ingold, | Jeffrey Lee Johnson, Jr., |
| Jeffrey Lynn Lassiter, | James T. Leake, Jr., | Cody Lee McKenzie, | James C. Parsons, Jr., |
| Gregory C. Parsons, | Victor Manuel Sanchez-Rodriquiz, | | Zachary James Smith, |
| Steven E. Tedder, | Jeffrey Cemon Webb | | |