

**TROY BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING  
MONDAY, APRIL 5, 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:** County Commissioner Dana Dawson

**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:** No one was present with comments for the public forum.

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

**CONSENT AGENDA:**

- a. **NC DOT UTILITY EASEMENT AGREEMENT:** The town manager is requesting the board's approval to enter into a contract with North Carolina Department of Transportation as it pertains to a utility Preliminary Engineering agreement for transportation improvement program number R-2527. Under this agreement, the engineering firm LKC would be hired by the town to complete work as it relates to bypass extension at NC 109, and in turn, be reimbursed by NC DOT the full amount of \$15,560.
- b. **PETITION FOR ANNEXATION -- MONASTERY OF PANAGIA PROUSIOTISSA- WARNER ROAD:** The town has received a written request from the Panagia Prousiotissa Greek Orthodox Monastery (located on Warner Road) to be voluntarily annexed into the Town of Troy corporate limits. The request to annex into the town is hinged on their need to connect to the town's sewer system. The Town Clerk is requesting authorization from the board to begin the process, only, of bringing the property into town limits. This consent in no way implies the town board will follow through on this request, only allowing the Town Clerk the ability to begin the proper procedures. Comm. Jones asked what does the Town gain by this annexation since church property is exempt from taxes. Mgr. Zephir stated there is the possibility that we could up size the sewer line coming in to town to allow for growth in that area.
- c. **REQUEST APPROVAL TO SET ANNEXATION PUBLIC HEARING FOR MAY 3<sup>RD</sup>-TOWN'S PROPERTY ON NC 24-27 BYPASS:** The Town Manager is requesting the board's approval to set a May 3<sup>rd</sup> public hearing as it relates to the town's wishes to officially annex town owned property (located on the bypass) into the town's corporate limits.
- d. **TOWN OF TROY ABC APPOINTEE:** During the January board meeting the board approved Ms. Trikena Simmons to be the Town of Troy's representative on the ABC board. During the last couple of months Ms. Simmons has had a number of issues that will prohibit her from serving in that role at this time. The Town Manager is requesting that the board consider for approval Ms. Carol Whitaker as the nominee to fill this ABC board seat.
- e. **REQUEST AUTHORIZATION TO AWARD CONTRACT FOR GRAVITY LINE REPLACEMENT:** The Town Manager is requesting approval to award a contract for a sewer gravity line replacement project. The contract, if approved, would be between the Town of Troy and North State Water and Sewer. After a competitive bid process, North State Water and Sewer were declared the lowest, responsible, responsive bidder. The contract amount is \$708,380. This project is phase 2 of the Bilhen pumpstation and gravity sewer line replacement project, which is primarily funded by the Industrial Development Fund of North Carolina.
- f. **REQUEST BUDGET AMENDMENT TO REPLACE FIRE DEPARTMENT HVAC UNIT:** The Town Manager is requesting a budget amendment to replace the HVAC unit at the fire department. Bids are currently being solicited now with a due date of April 5<sup>th</sup>, prior to the board meeting. If approved, the contract to award would be signed on April 6<sup>th</sup>. Mgr. Zephir asked that this item be removed from the Consent Agenda at this time. The Board agreed by common consent.

Motion was made by Comm. Elkins with second by Comm. Brantley to approve the consent agenda as presented with the exception of Item F that was removed. All voted approval.

**PUBLIC HEARING CLOSEOUT OF CDBG GRANT 16-I-2929**: Mayor Jones stated this is a properly advertised public hearing to review the expenditures and activities that have been accomplished through the CDBG-Infrastructure Phase 2 Water and Sewer Replacement Project (16-I-2929) as well as make changes to the scope of activities.

All activities are complete, and the Town is in the process of closing out the grant. Total CDBG-I expenditures for the project are approximately: Administration: \$69,560, Sewer Improvements: \$375,634, and Water Improvements: \$250,423. The project benefited approximately 87.38 % low-moderate income households.

Originally, the Town had included asphalt road repair as an activity. However, when the Town received additional grant funds to cover the remaining portion of the project asphalt road repair was removed from the scope. Due to cost overruns, there is a need to include some of the asphalt road repair in the 16-I-2929 project. The purpose of the scope amendment is to add asphalt road repair as an activity under the construction line item. This will not change the overall budget.

No one was present with comments and Mayor Jones closed the public hearing.

**TOWN MANAGER'S REPORT:**

- A. During the past month the public works department has been working steadily on grass cutting, weeding throughout the town, including the cemetery, ball fields and parks, in addition to their maintenance duties. Also, as onlookers may have noticed, public works has been working diligently on the completion of the new playground at Capel Park. The playground apparatuses have been constructed with only the fencing, lighting, and rubber flooring having to be installed. The inclement weather that the town has received over the last few weeks have hampered that initiative. However, the promise of better weather over the next two weeks should allow for these tasks to be complete. Once this project is finished the next park that the town will begin is the Lowe Warner park renovation. Over the next couple of weeks dirt will be hauled in and a new drainage system will be installed to provide for the foundation of the improvements. In addition to this, the swings, volleyball courts and other improvements will take place. Following this project will be Blair Park and the Peabody Park, which will see some additions to its facilities. Comm. Prince asked if there will be a fence installed at Blair Park. Mgr. Zephir stated they plan to install a decorative fence and lights. It is more like a pocket park.
- B. During the last few months, the amount of trash that is being left throughout the town has become quite noticeable. In response to this, the administration department and the code enforcement department are working on identifying individuals and or businesses who are sources of this trash. In addition to this, solicitation for part-time help (20 hours a week/ 5 days a week) is ongoing in an effort to hire for a position that does nothing but work on trash clean-up and the beautification of the town. The intention is for this position to begin on April 19<sup>th</sup>.
- C. Beginning Monday, March 29<sup>th</sup>, the town's code enforcement contractors began its work within the town. In addition to specific areas of the town, over 30 individual properties are slated to be contacted with regards to issues (i.e., sanitary, safety, etc.) that they present to the community. This process is slow and arduous; however, the end result will be that all residents can live in town without the blight of dilapidated housing, junk cars, sanitary issues, etc. The Board agreed there are "eyesores" all across town.
- D. Back in early March, the town applied for a grant opportunity with the UNC School of Government called the Lead of North Carolina Fellow program. This would provide an individual to the town to work on a specific area of service to the town for one year. The "grant" portion of this project is that 75% of the expenses related to this position (salary, benefits, insurance) is paid for by this program. Over the last several months there has been considerable talk about the town's recreation program and assets and how best to utilize these to draw people into town as well as how they need to be updated for the town's citizens. It is in this area that the fellow would be utilized for. The primary tasks that this individual would be focused, beginning August 2<sup>nd</sup>, include the following:

Fellow's Role - Parks and Recreation Director with duties and goals being:

- Establishment of a true/professional parks and recreation department
- Creation of Asset inventory, maintenance schedule
- Creation of a Comprehensive Parks and Recreation Plan - 2 yr, 5yr, 10 yr plan
- Planning, funding, creation of new or expanded park facilities
- GPS mapping of all town parks and trails for map creation
- Scheduling of staff hours
- Scheduling and facility preparation for youth leagues and tournaments
- Creation of policies that focus on promotion, marketing, customer service

- Creation of a Marketing and Economic Development plan, which utilizes the town's recreation assets and those of the Uwharrie Mountains (1.4 million visits a year) as an economic catalyst for the town and county.
- **DATES TO REMEMBER:**  
 April 16<sup>th</sup> – Kenny Mann & Liquid Pleasure – Troy TownStage 7:00 p.m.- 9:30 p.m.  
 April 30<sup>th</sup> – 80z Nation – Troy TownStage – 7:00 p.m. – 9:30 p.m.

Mgr. Zephir stated the speed limit signs purchased by the police department seems to be working. People are slowing down when they see them. They provide good data for the police. Comm. Jones stated people are watching their speed more.

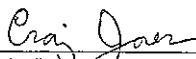
Mayor Jones stated he has received comments about how much better Main Street is looking. People like what is going on.

Tammy Dunn, Editor for the Montgomery Herald commended Mgr. Zephir on his help with the drainage issue on Bruton Street during the heavy rain recently. Mgr. Zephir came and cleaned out the drain himself.

The Town Board went into executive session Per N.C. General Statute 143-318.11/ “to consider the qualifications and performance of individual public officer” at 5:25 PM on motion by Comm. Elkins and second by Comm. Brantley. All voted approval. No action was taken and the Board returned to regular session at 6:15 PM.

The meeting adjourned at 6:16 PM on motion by Comm. Jones and second by Comm. Jones. All voted approval.

Respectively submitted,

  
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 Craig Jones, Mayor

  
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 Cathy M. Maness, Clerk