

**TROY BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING  
MONDAY, SEPTEMBER 13, 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, Neil Duncan-Troy Parks and Recreation Director (working through Americorp) and Police Chief James Atkins.

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

**OTHERS PRESENT:** Marcus Horton, Cato Kelly and Terry Crews.

**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:** Marcus Horton, resident of Troy (at the corner of Eldorado and Capel Streets) appeared before the Board to express thanks for his concerns that have been addressed. He stated that things have improved on Capel Street.

- Mr. Cato Kelly appeared before the Board with two concerns. The first is concerning CDBG Grants. He asked if landlords can receive assistance to fix up housing. The second is a request for speed bumps to be installed on Fairground Ave and Elm Street. There are many children in that area. Mgr. Zephir stated the speed bump issue is on the agenda for later in this meeting. Mgr. Zephir stated the current CDBG cycle is for owner occupied housing only. We could possibly look at rental property in a future application.

**MINUTES** of July meeting were approved as written on motion by Comm. Elkins with second by Mayor Pro Tem Hamilton. All voted approval.

**PUBLIC HEARING – REQUEST FOR ROAD CLOSURE:** Mayor Jones stated this is a properly advertised public hearing in order to receive public comment as it pertains to a request by Greg Zephir, resident of 616 Carson Street, for the official closure of a platted road, Hurley Street, which runs between his and his neighbor's (Ms. Rhonda Henson) property. The platted road ends at the back of both owner's property lines and does not go through to connect with Lineberry Street. Mr. Zephir has paid to the town the application fee of \$400. Certified letters have been mailed to the adjoining property owners in addition to the required advertisements. Mgr. Zephir stepped down from the board dais during the public hearing. Mayor Jones opened the hearing for comments. No one was present with comments and the public hearing was closed. Motion was made by Mayor Pro Tem Hamilton with second by Comm. Elkins to close the Hurley Street from Carson Street to the end between the properties of Rhonda Henson and Greg Zephir. All voted approval. (Street Closing Order follows at end of minutes.)

**CONSENT AGENDA:**

- A. Mayor Jones stated the town manager is requesting the board's approval to submit for funding through the state's Asset Inventory Assessment program. The resolution/application seeks funding to complete asset analysis, evaluation, and mapping of the town's sewer collection system, pump stations, and wastewater treatment facilities. The town has applied for these funds before, however, the application was not awarded funding. This would be considered a resubmittal.
- B. Mayor Jones stated as part of the town's update to its comprehensive land use plan and zoning ordinances over the past 6 months the town's consultants are also advising that the town review and update its "planning" fee schedule. While the proposed schedule is more robust than the town has had previously, it will allow the town to be prepared for the expenses related to development in the future. Since the proposed fee scheduled is being offered outside of the budget adoption a public hearing will need to be held prior to adoption. The town manager is proposing the public hearing to be held on October 4<sup>th</sup>, the board's next regular scheduled meeting.

The consent agenda was approved as presented on motion by Comm. Prince with second by Mayor Pro Tem Hamilton. All voted approval.

**ITEM FOR CONSIDERATION:** Mayor Jones stated we have received requests for speed limit changes on residential streets. Mgr. Zephir stated that over the last several months the town hall has received several phone calls as it relates to the speed limits throughout the town, specifically in residential areas. The town's ordinances, with the exception of a couple of streets, states that unless otherwise posted the

speed limit through town shall be 35 mph. Along almost all the "town" roads in residential areas you have on street parking along with traditional traffic. Mgr. Zephir stated specific requests have come from Elm, West Chestnut, Crouch, Dennis and West Fairground Streets. Some calls have been for speed bumps. Troy has many state roads in Town limits and Town Staff is limited on what areas can be covered and when. Also parking on the street sides causes traffic hazards. Mgr. Zephir stated that in private neighborhoods, they sometimes use speed "humps" to slow traffic but not cause damage to vehicles. The speed "humps" are wider. Comm. Prince stated he has seen the speed humps in several places and they seem to work well. Comm. Brantley stated she is not sure "one size fits all" and that we need to look at individual streets that are having problems. Comm. Elkins stated there are several areas where people are constantly running stop signs. Slowing traffic could help this. Comm. Jones stated staff should do a survey of what it will cost and where the traffic control should be placed. Manager Zephir and Police Chief Atkins will get together a report for the October meeting. Mayor Jones asked if dropping the speed limit would help or not. Chief Atkins stated the driver must be speeding over 55 MPH to make a difference. Mgr. Zephir stated we want residents to feel safe in town. Comm. Elkins asked about putting in a second crosswalk on North Main Street. Mgr. Zephir stated we could possibly ask the state to install "rumble strips" to slow traffic on North Main Street.

#### **TOWN MANAGER'S REPORT:**

- a. Over the last month the town has received major notices as it relates to two (2) businesses. The company formerly known as Auria had announced that it was closing its operations beginning on September 1<sup>st</sup>. However, since that announcement Precision Textiles, a New Jersey based company, announced that it was locating in the old Auria building and not only maintain the 48 jobs that were at the plant, but also adding jobs to total nearly 100. In addition to this, the announcement was made last week that Ameriqua Aseptic had been purchased by Saputo, a Canadian based dairy company. Saputo is one of the top 3 dairy producers in the country and one of the largest shelf stable producers in the country. It is believed that both of these announcements will yield continued successes in the town.
- b. At the last town board meeting the board was informed that the town had secured the necessary building materials to begin construction of the raised beds at the Blue Street-Peabody Community Garden. The town did receive the quotes on the fencing, and the project looks good to move forward. Since the last meeting, staff has met with Commissioner Jones, the agricultural extension, and contractors and have made enhancements to area Blue Street project area. The number of garden beds have been reduced, however, in its place a recreation shelter, lighting, and concrete walking trail along with additional flower gardens is being proposed to be constructed. In addition to the Blue Street project, the Peabody Community project upgrades are moving along. New drainage within the park, the removal of dead trees and grading have already been completed. A new concrete walking trail, picnic tables, and additional flowering or gardening beds will be included in this project. For the most part, the town's public works' crews have been doing the work. --- Manager Zephir introduced Neil Duncan as the new Parks and Recreation Director.
- c. During the month of August, the town received the preliminary census numbers showing a decrease in population. The town has already been in contact with state legislators as well as the county challenging these numbers as they appear to be incredibly inaccurate. The biggest number associated with the decreased number is due to the state removing the inmates during covid. That population does count towards the town's population and the reduced number does hurt the town. The town has been informed that inmates are starting to transition back to the jails, of which those numbers need to be counted on behalf of Troy. Also, the lack of a door-to-door count and the fact that the town has several apartment units also contribute to the inaccurate count. Again, the town has begun having conversations with the state about the possibility of a special census to be conducted in order to ensure an accurate count.
- d. In July town elected officials, members of the town's EDC, and staff met with the town's legislators and representatives of NCDOT to discuss several issues and concerns that the town had regarding state streets within the town's corporate limits. That meeting has proved to be very beneficial in that several of the town's requests are being answered. At the urging of the mayor and commissioners in attendance work is expected to begin soon on a new crosswalk at NC 24/27 and NC 134 near the courthouse. An additional crosswalk at NC 109 and NC 24/27 is being studied with funds being searched for. The town has heard that Bruton Street is slated to be repaved during 2022, and finally it appears that the town will be able to move forward on the new "Welcome" signs, which will be located on NC 24/27 bypass, Pekin Road, NC 134, NC 109 and Troy-Candor Road. The town has contractors lined up to complete this work.
- e. As many of you may have seen there are several cones along Main Street. These are areas where the brick has sunk in a little bit due to the expansion of the root system from the trees. The town is working with a local contractor to remove the bricks, level the areas off and then replace the bricks.
- f. The town's engineers have been working on finalizing the design and permitting work as it relates to the EQ Basin repair at the town's wastewater treatment plant. The repairs and funding are all associated with the FEMA relief that the town has been approved for. The EQ Basin sustained damage during Hurricane Florence, and while there have been temporary repairs made, the work that

is being completed now will make the repairs permanent. The design work is nearing the 60% phase now, with final design and submittal to occur by the end of October or first of November. The project construction and closeout is expected for early September 2022.

**DATES TO REMEMBER:**

- September 17th – Town Stage – Blackwater Band – 7:00 p.m.
- September 24th – Town Stage – Shelby Rae Moore – 7:00 p.m.

**MAYOR/COMMISSIONER COMMENTS:**

Mayor Jones stated he noticed that one of the police cars has a lot of miles run this month. Chief Atkins stated the detectives are traveling around working with other departments on cases.

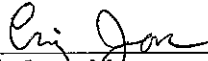
Comm. Jones stated we need to put a lot of emphasis on the fact that we are constructing raised beds, not planting gardens in the ground. Since the Blue Street Park is a former landfill, we need to make sure people understand what we are doing. Mgr. Zephir stated the raised beds will be 18”, 24” and 36” high.

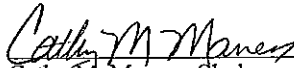
Mayor Jones thanked Tammy Dunn, Editor of the Montgomery Herald for doing the story on the young man on East Main Street raising money and making the donation.

Mayor Jones gave a shout out to the Police, Fire and EMS for their quick response of 6 minutes to a fire at his house.

The meeting adjourned at 5:43 PM on motion by Comm. Jones and second by Comm. Elkins. All voted approval.

Respectively submitted,

  
 \_\_\_\_\_  
 Craig Jones, Mayor

  
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 Cathy M. Maness, Clerk

**Street Closing Order**

**A Resolution Ordering the Closing Of Hurley Street An Unopened Street Running From Carson Street In A West Direction Between Property Owned by Rhonda M. Henson and Karl G. & Alicia J. Zephir For A Distance Of Approximately .06 Mile to End at Property Owned by Carson Hurley.**

**WHEREAS**, on the 2nd day of August, 2021, the Board of Commissioners of the Town of Troy directed the Town Clerk to publish the Resolution of Intent of the Board of Commissioners to consider closing Hurley Street, an unopened street running from Carson Street In A West Direction Between Property Owned by Rhonda M. Henson and Karl G. & Alicia J. Zephir For A Distance Of Approximately .06 Mile to End at Property Owned by Carson Hurley in the Montgomery Herald Newspaper once each week for four successive weeks, such resolution advising the public that a meeting would be conducted in the Council of Chambers of the Troy Town Hall on September 13<sup>th</sup>, 2021; and

**WHEREAS**, the Town Board of Commissioners on the 2<sup>nd</sup> day of August, 2021, ordered the Town Clerk to notify all persons owning property abutting on Hurley Street, an unopened street running from Carson Street In A West Direction Between Property Owned by Rhonda M. Henson and Karl G. & Alicia J. Zephir For A Distance Of Approximately .06 Mile to End at Property Owned by Carson as shown on the county tax records, enclosing with such notification a copy of the Resolution of Intent; and

**WHEREAS**, the Town Clerk has advised the Troy Board of Commissioners that adequate notices were posted on the applicable street as required by G.S. 160A-299; and full and complete opportunity for all interested persons to appear and register any objections that they might have with respect to the closing of said Street in the public hearing held on September 13<sup>th</sup>, 2021; and

**WHEREAS**, it now appears to the satisfaction of Troy Board of Commissioners that the closing of said street is not contrary to the public interest, and that no individual owning property, either abutting the street or in the vicinity of the street or in the subdivision in which the street is located, will as a result of the closing be thereby deprived of a reasonable means of ingress and egress to his property;

**NOW, THEREFORE**, subject to the reservation of easements to the Town of Troy for utility purposes as shown on a map recorded in Book of Maps \_\_\_\_\_, page \_\_\_\_\_ in the office of the Montgomery County Register of Deeds, Hurley Street, an unopened street running from Carson Street In

A West Direction Between Property Owned by Rhonda M. Henson and Karl G. & Alicia J. Zephir For A Distance Of Approximately .06 Mile to End at Property Owned by Carson Hurley and all right, title, and interest that may be vested in the public to said area for street purposes is hereby released and quitclaimed to the abutting property owners in accordance with the provisions of G.S. 160A-299.

The Mayor and the Town Clerk are hereby authorized to execute quitclaim deeds or other necessary documents in order to evidence vesting of all right, title and interest in those persons owning lots or parcels of land adjacent to the street or alley, such title, for the width of the abutting land owned by them, to extend to the centerline of the herein closed street (with provision for reservation of easements to the Town of Troy for utility purposes) in accordance with the provision of G.S. 160A-299(c).

The Town Clerk is hereby ordered and directed to file in the Office of the Register of Deeds of Montgomery County a certified copy of this resolution and order.

Upon motion duly made by Mayor Pro Tem Hamilton and duly seconded by Commissioner Elkins, the above resolution was duly adopted by the Board of Commissioners at a meeting held on the 13<sup>th</sup> day of September, 2021 in the Town Hall.

Upon call for a vote, the following Commissioners voted in the affirmative:  
Hamilton, Elkins, Brantley, Jones, Prince

And the following voted in the negative: None

This the 13<sup>th</sup> day September, 2021 at 5:00 o'clock p.m.

Craig Jones, Mayor

Attest: Cathy M. Maness, Town Clerk