

**TROY BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
MONDAY, JANUARY 3, 2022, 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 A. Elkins, Wallace Jones and Damon Prince.

BOARD MEMBERS ABSENT: No one was absent.

TOWN STAFF PRESENT: Town Manager Greg Zephir, Clerk/Finance Officer Cathy Maness, Neal Duncan-Troy Parks and Recreation Director (working through Americorp) and Police Chief James Atkins.

MEDIA PRESENT: Tammy Dunn with the Montgomery Herald.

OTHERS PRESENT: Terry Crews, County Commissioner John Shaw and Montgomery County Sheriff candidate Pete Herron.

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.

WELCOME: Mayor Jones welcomed everyone to the meeting.

PUBLIC FORUM: John Shaw of 736 Page Street, Troy appeared before the Board to express concerns about increased traffic on Page Street due to schools. Commercial traffic, log trucks and school traffic have all increased and at times concerning, particularly with schools and buses. He would like to see the speed limit lowered through there. Comm. Elkins stated we did a report a while back. Mgr. Zephir stated that at the time, the state said the traffic count did not warrant a reduction in the speed limit. They need to look at the situation again with the high school open. Mayor Jones stated we have traffic concerns all over town. By common consent, the Board asked the Manager to work with the state to see what can be done, especially with the schools there. North Main Street resident, Terry Crews stated speed limit signs probably won't work. You will need to do more than put up more speed limit signs. Mgr. Zephir said he hates to set up speed traps, but they can if necessary. Comm. Elkins stated it is better to be proactive. Comm. Jones stated we had a campaign a while back that worked in reducing speed. It made a difference and people were paying attention. Police Chief Atkins stated the department is currently down by 3 people. They will do what they can. Mr. John Shaw stated the Bruton to Page Street intersection is a concern as well. A 3-way stop sign there could help with speed and traffic. Mayor Jones stated we need to look at what we can do to help this situation.

Police Chief Atkins stated the Shop With A Cop program went great this year. They served 24 local kids, spending \$100 each plus they provided a family meal and gave \$300 for the Max foundation. They did not ask anyone for donations, people call them to offer donation.

MINUTES of December meeting were approved as written on motion by Comm. Elkins with second by Comm. Brantley. All voted approval.

CONSENT AGENDA:

- A. Audit contract extension – Due to delays by the state of North Carolina and a death in the family of the town's auditor, which created a delay, the town manager is requesting an additional extension to the town's audit contract. This contract would be extended to January 31, 2022.
- B. Tax release request – The town's tax collector, Ms. Sherry Robinson, is requesting a tax release of property owned by John C. King, Jr and Others. The request is being made due to an incorrect billing of property located outside of the town's corporate limits.
- C. Skateboard proposal and approval – Over the last few months the town has been in conversations with a potential sponsor of construction of a new skatepark and bike pump track, which would be located at Capel Centennial Park. The sponsor/donor of the funds needed for this project under the condition that the town board agrees to the project becoming part of the town's park and recreation system. This is an incredible gift to the town and will provide yet another recreational opportunity for the town's citizens and as well as those of Montgomery County.
- D. Request approval for temporary lease of park property to TNRC – Pending the approval of the board for the skateboard park project, the town manager is requesting that the area where the new skateboard park would be constructed be leased, on a 1-year basis, to the TNRC. The reason behind this request is to allow for the project to be constructed using its tax-exempt status, thus reducing the cost of the sales tax on the project. If the project were to be run through the town, the tax would have to be paid up front, and then a reimbursement request would be made at the end of the 2022 calendar year.

- E. Fire department annual roster approval – The town board, annually, must approve the active roster of the town’s fire department. In your packet you will find the roster that has been reviewed and approved by Chief Joe Huntley, for the 2022 calendar year.

Comm. Prince asked if the audit extension will affect the CAFR submittal. Clerk Maness stated that is will not. Comm. Prince asked about maintenance of the proposed skate park. Mgr. Zephir stated the design of the skate park is for ease of maintenance. Motion was made by Comm. Elkins with second by Mayor Pro Tem Hamilton to approve the consent agenda as presented. All voted approval.

MONTGOMERY COUNTY BOARD OF EDUCATION PUMP STATION CONTRACT: Mayor Jones stated we have a request from the Montgomery County Board of Education to be removed from the pump station contract. Mgr. Zephir stated that during the 1990’s the Town of Troy entered into an agreement with the Montgomery County Board of Education as it related to providing sewer service to West Montgomery High School and West Middle School. During that time, the town was paid an annual fee to provide monthly maintenance, with any additional maintenance costs being billed to the school board. With the opening of Central High School and the decommissioning of West High School, the county school board has requested that they be removed from the contract agreement, and instead, Montgomery County would assume that role. The pump station at the middle school needs to be replaced. After conversations with Montgomery County and the Montgomery County School Board, and receiving quotes, it has been determined that the cost of replacing this pump station would cost a little more than \$82,000. During its December meeting the Montgomery County School Board authorized the school’s superintendent to provide for the cost of replacing this pump station in the form of a direct check allocation to the town if the town would release them from the current agreement. Upon that release, the town would need to engage Montgomery County with a sewer agreement.

The town staff favors the proposal of removing Montgomery County School System from the current agreement and entering into a new agreement with Montgomery County. The town manager, however, would propose that instead of accepting the \$82,000 in direct funding, the town release the school system from the agreement upon inspection and acceptance (by the town’s engineer and public works) of the new pump station that the school system installs. As this station is currently not a town pump station (just maintained by the town), it would only seem reasonable that the town take possession of the pump station once it has been replaced. If this proposal is approved by the town board and if given the authorization, the town manager will begin negotiating with the county manager on an updated sewer use agreement. Mgr. Zephir stated the schools will agree to our request. On motion by Comm. Prince and second by Mayor Pro Tem Hamilton, the Board approved the recommendation of Town Staff to remove Montgomery County School System from the current agreement upon inspection and acceptance of the new pump station of the new pump station at West Middle School once it has been installed. This includes Manager Zephir to begin negotiating with the county manager on an updated sewer use agreement. All voted approval.

TOWN MANAGER’S REPORT:

- The month of December was a slow month as far as operations for the town. The town, on December 21st, did host the annual Christmas Day dinner (drive-thru). The event was completely sponsored by the “Friends of Troy” and served over 230 plates.
- It has taken a while; however, staff is happy to report that the process that was required to get the permission to remove the old “legion hut” building has been completed with the North Carolina American Legion. The final provisions are being made to remove the small amount of asbestos on the building, and scheduling for the removal of the building is slated, barring any major issues, for the end of January. A property located at the corner of West Roswell and Dennis Street will be taken down in January, addressing a concern of within the community. Another property, located on Faduma Street, is slated for a hearing with the town’s code enforcement contractor on January 7th. The property in question has many issues and has to be addressed in order to preserve the surrounding community. In addition to these two units, a unit on Dennis Street will be slated for a hearing at the end of January with the emphasis of removing this structure.
- The month of January will be extremely busy of for the town’s administrative staff with regards to submitting several grant applications, but more so with public works as they will be overseeing upgrades to Peabody Park and then Blair Park. As reported in the previous meeting, the work being completed is in conjunction with the town being provided funds by the General Assembly in this year’s approved budget. Mgr. Zephir stated we were notified that the Fire Department will receive a \$10,000 grant in addition to the D.O.I Grant.
- The town’s parks and recreation director will be meeting with Montgomery County Softball and Troy/Biscoe Dixie Baseball over the next week to finalize details for the upcoming registration for the spring 2022 season. In addition to this, the town manager will be meeting with the state softball director and board on January 22nd to finalize details with regards to the town hosting this year’s state tournament, which will begin on July 8th.

• **DATES TO REMEMBER:**

January 17th – Town offices closed in observance of Dr. Martin Luther King, Jr Day

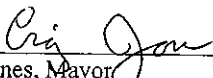
GOLF COURSE RATES: Mayor Jones stated we have a request for proposed changes to Golf Course Pricing and policies. Mgr. Zephir recommended we approve proposed rate changes but that we hold on the policy changes until further review with one exception – No longer have free range balls for members. The proposed rate changes are to increase range balls to \$5.00 for large bags and \$3.00 for small bags. Also included in rate would be to have golf club rental fees of \$20.00 for adults and free for kids (with a \$20.00 refundable deposit) and a \$3.00 increase in all greens fees. All prices would be effective March 1, 2022. Comm. Prince stated he went to the course last week; the facility was clean, smiling employees and packed with golfers. Mayor Jones stated we need to look at the number of rates, sit down with the Pro Shop manager-Tim Ritter regularly, go over where we are and look at the policies. Comm. Jones asked if we are getting the funds promised from the County. Mgr. Zephir stated according to the County Manager, the funds are in their budget. Motion was made by Comm. Brantley to approve the rate increases as proposed for the golf course. Comm. Elkins seconded the motion and all voted approval.

CLOSED SESSION: PURSUANT TO NORTH CAROLINA GENERAL STATUTES 143-318.11 A –

ACQUISITION OF REOL PROPERTY: Motion was made by Comm. Elkins with second by Comm. Brantley to go into executive session at 5:40 PM to discuss the proposed acquisition of property. All voted approval. Discussion was to determine if the Town Board wanted to pursue the acquisition of available property for economic/residential purpose. The Board returned to regular session at 6:16 PM on motion by Comm. Elkins and second by Comm. Jones. All voted approval.

The meeting adjourned at 6:17 PM on motion by Comm. Brantley with second by Comm. Elkins..

Respectively submitted,



Craig Jones, Mayor



Cathy M. Maness, Clerk