

**TROY BOARD OF COMMISSIONERS
RECESSED MEETING – BUDGET RETREAT
MONDAY, FEBRUARY 21, 2022, 8:00 AM**

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), Police Chief James Atkins, Fire Chief Joe Huntley, Public Works Director Benny Dennis, Senior Center Director Theresa Thomas and Tim Ritter, Golf Course Pro Shop Manager.

Mayor Jones reopened the meeting and Mayor Pro Tem Hamilton gave the invocation.

BIDS-LOWE WARNER PARK: Mgr. Zephir stated the Town advertised for bids paving and fencing at Lowe Warner Park. Since only 2 bids were received originally, we had to rebid. The bids are as follows: **FENCING**—Frye Gate Company-\$45,100 (did not adhere to the bid documents); JT Russell-\$59,000; Heavenly Gates Fence-\$49,009. The recommendation is to go with Heavenly Gates Fence for \$49,009 since the lowest bid did not adhere to the bid documents. Motion was made by Comm. Jones with second by Comm. Elkins to approve the bid from Heavenly Gates Fence Company for \$49,009. All voted approval. **PAVING**—Mgr. Zephir stated that due to costs, we had to take out paving the ballfield parking lot. The recommendation is to accept the lowest original bid and then back out the ballfield parking lot from the total. Bids are as follows: Horne Paving-\$276,214; Hudson Paving \$365,067; Smith-\$277,073; and JT Russell-\$250,883. Mgr. Zephir stated all bidders met the bid requirements and recommended JT Russell's bid to be accepted. Motion was made by Comm. Elkins with second by Comm. Brantley to accept the bid from JT Russell in amount of \$250-883 (less the ballfield parking lot). All voted approval.

DEPARTMENT HEAD UPDATES TO BOARD: Chief Joe Huntley appeared before the Board with the annual report on fire calls. – 203 last year. There are 24 firemen with 20 active members. No deaths due to fire in Troy this past year. Mgr. Zephir stated there will be three different pots of money this year - \$10,000 COVID funds, \$35,000 Legislature Funds and \$30,000 Dept of Insurance 50/50 Matching Grant. We will complete the upgrade of radios ahead of schedule, repair the roof of the fire department and paint the bay. The Board thanked Chief Huntley for the great work.

PUBLIC WORKS: Supt. Benny Dennis reported on needs for the public works. The department has been renting a “mini” backhoe and have many uses for it. They have a real need for a new leaf machine/truck. He gave brochures for both. If the leaf machine is purchased, a new dump truck will be needed soon for that. One savings for the leaf truck would be less people required to operate. It could also be used for cleaning catch basins. They are needing repairs at the E.Q. Basin. Mgr. Zephir stated we are looking at \$300,000 to repair/replace equipment including a new bar screen at the plant. Supt. Dennis stated they are having problems getting piping, fittings, etc. and have valves and fire hydrants to be replaced. We can't replace the hydrants until the valves are working. Mgr. Zephir stated we have water lines to be replaced as well. Biscoe Road water line has had the band aid approach for too long. The line from Biscoe Road to Central Lumber needs to be replaced. We are preparing for upsizing capacity at the wastewater treatment plant. We have an industry wanting to increase capacity. Our plant is 1.2 million gallons per day. It is designed to be increased in stages up to 2.3 million gallons per day. Mr. Dennis stated we do a lot of work “in house”. We have started work on parks. Mgr. Zephir stated we are getting the cemetery curb and guttered. We received a good price on this. The Board thanked Supt. Dennis for their work.

SENIOR CENTER: SC Director Theresa Thomas updated the Board on activities at the Senior Center. The nutrition site has not opened yet and probably will not until the next budget year. Staff at the Center has planned the next few months as if opened back up. We encourage people to wash hands, wear masks, etc. They would like to have a grand re-opening when the renovations are done. For 2022, the want to focus on a Healthier Montgomery. There is a software program that many centers have that would make keeping track of participants easier. Cost is \$35,000 for this program. Comm. Elkins suggested talking to the County about purchasing at least ½ of the cost. Recertification for “Center of Excellence” will be in 2023. Mgr. Zephir stated we are looking at \$300,000 in expenditures for the expansion of the Senior Center. We need approval to go out for bids – Design Build. Comm. Jones made the motion to advertise for Design Build for the addition at the Senior Center. Mayor Pro Tem Hamilton seconded the motion and all voted approval. Mgr. Zephir stated we should have bids out by the end of March for the design build. Hopefully looking to start mid-June. Mgr. Zephir stated we will

use ARPA dollars to pay for the construction and furnishings, possible pergola over the patio, extend a cover over the walkway, new flooring throughout the Center, making restrooms ADA accessible, an irrigation system and possible kitchen expansion for a walk-in refrigerator. The Board thanked Director Thomas for all her work at the Center.

RECREATION: Director Thomas stated they are in good shape this year for pool chemicals at the pool. There have been shortages, however se should be fine for the season. There could be possible issues with getting enough lifeguards. We are looking at offering a sign on bonus with ½ up front and ½ at the end of the season. We are looking at raising the pool entry fee from \$2.00 to \$3 or \$4 per person. Costs are going up. There is the possibility of closing the pool on Mondays as well. Mgr. Zephir stated we are looking at putting a roof over the bathrooms at the pool. Staff will build the structure and a roofing company will install the roof. Dir. Thomas thanked the Board for all their support as well as from the Manager and Senior Center staff. She added that they are looking at starting outreach again. Mgr. Zephir recommended no more than three sites initially. Comm. Prince stated we don't want Theresa and her staff to burn themselves out increasing workload. Would like to see the county's input with outreach. Dir. Thomas stated we would have to hire someone else to do the outreach. Comm. Elkins stated hopefully the new county board will be more willing to assist.

POLICE DEPARTMENT: Chief James Atkins stated he feels we have the best fire department in the County. They are very knowledgeable and professional. Mayor Jones stated Becky Carter with First Health was very pleased with the police department on the recent bomb threat they had. Chief Atkins stated they have been working three people short. They would like to see salaries increased for the officers. Mgr. Zephir stated we could have easily filled the positions; however the department wants to keep standards high for the department. Mgr. Zephir stated it would be great to have Spanish speaking officers, possibly offering incentive pay for that. Chief Atkins stated the other item that could help to retain officers is take home vehicles. Detective Penny is working on grants for equipment. Chief Atkins stated if they went to take home cars, it would save on mileage and vehicle replacement. The officer would be held accountable for their car. Comm. Jones stated he is more open to take home vehicles now. The Board thanked Chief Atkins for the report.

GOLF COURSE: Golf Manager Tim Ritter reported that trees have been cut, cart paths are being worked on, new pricing begins March 1st, signed up with Golf Moose to encourage online reservations and we are reaching out to several groups to get the word out about the course. Tournament bookings are good. Looking at options for a junior program. We are working on sponsorships on an annual basis. The course needs new carts and we are looking at a 5 year lease for 40 carts. The Board agreed that the county needs to help with recreation and thanked Tim for his report.

Comm. Elkins recommended we post pictures of what we are doing at the parks. Mgr. Zephir stated we are getting a file of the proposed skate park to post and will get pictures of the parks to post on our website.

Blue Street Park – Parks & Rec Director Neal Duncan stated this will be an educational opportunity with the raised garden beds. Mgr. Zephir stated the will be trails, shelter and raised beds as well as a 6' fence around the perimeter.

Town Square Project-Mgr. Zephir stated we are getting an engineering plan designed for the lot behind Town Hall that has been cleared.

Lowe Warner Park- Mgr. Zephir stated we are looking at a dog park in the area where the volleyball court currently is and move the volleyball court closer to the shelter.

Mgr. Zephir stated we do not want to have the same things at each park. Most recreational projects should be complete by August 2022.

Economic Development-Mgr. Zephir proposed using \$100,000 of the ARPA funds for Economic Development and run that through the TNRC. This could be used for business incentives with a 3-5-year claw back provision. A new restaurant is looking to move on to Main Street. A portion of this could help them.

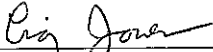
The Board and Manage discussed ways of getting the word out on everything we are doing.

Budget Schedule – Submission of budget to Board – April 15th; Budget Work Session-May 9th at 8:00 AM; Budget Public Hearing June 6th at 5:00 PM.

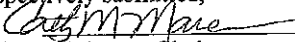
New Business: Mgr. Zephir stated he met with Republic Services and came to a 7-year agreement that will hold prices steady for 2 years at \$10.91 per can. The next 5 years will be based on the C.O.L.A. We also need in writing to make sure Republic gives back 1.5% to the Town for community. They have always been supportive of the Town; however we need it in the contract for the future. Motion was made by Comm. Elkins with second by Comm. Brantley to approve the contract as presented above. All voted approval.

The Board agreed that we need to look at all requests and determine what we can do for the departments and the Town.

Meeting adjourned at 12:50 PM on motion by Comm. Elkins and second by Comm. Brantley. All voted approval.



Craig Jones, Mayor

Respectively submitted,


Cathy M. Maness, Clerk