

**TROY BOARD OF COMMISSIONERS
RECONVENED MEETING
MONDAY, MAY 23, 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 and Wallace Jones. Commissioner Damon Prince participated in the meeting by telephone.

BOARD MEMBERS ABSENT: Commissioner Elkins 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 our two management interns Nick and Dylan from Appalachian State University.

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE: Mayor Jones reconvened the meeting.

Manager Zephir introduced the two management interns from Appalachian State University. He also stated we have two department specific interns this year with Arabian Lilly with the Police Department and Parker Justice with Recreation.

BUDGET WORK SESSION:

Manager Zephir presented the **Priority Needs and Financial Outlook** for the 2022/2023 Budget.

- Maintains the current tax rate of \$.46 cents/\$100 value.
- No increase in the garbage fee. Does maintain current fee at \$7.00 per month.
- There are no proposed increases on water and sewer fees as of the writing of this draft budget. However, with higher-than-expected inflation (in excess of 8% across the board) the finance staff will continue to evaluate on a month-to-month basis.
- The proposed budget does include increases in the price structure for Densons Creek Golf Course to return operating revenues and costs more to neutral.
- The proposed budget includes a Zero Fund Balance Appropriation in Water and Sewer Fund.
- The proposed budget does include a \$513,000 ARPA Fund transfer, which will be utilized to offset salary expenses.
- The proposed budget does include a financing package of \$355,000 to fund the acquisition of a new leaf vacuum vehicle as well as a new fleet of police vehicles.

Mayor Jones asked about the wastewater repairs from the hurricane. Mgr. Zephir stated this work is out for bids with a total of \$962,000 from FEMA. This covers replacing the bar screen and helping to upgrade our capacity to 1.6 million capacity.

Mgr. Zephir stated the Senior Center addition is included in the proposed budget in the amount of \$350,000. This also includes remodeling the kitchen and making everything ADA accessible. Comm. Jones asked if the upgraded kitchen will be a commercial kitchen? Mgr. Zephir stated this was discussed and determined that it is not needed. Mayor Jones stated we should look at it now while bidding is starting if we want it. Mgr. Zephir suggested we add the commercial kitchen as an addendum to see how the bidding comes in.

Projects/expenditures included in proposed budget for consideration:

- 1) 4% for general fund and water and sewer employees
- 2) Police Department – 2.5% (due to the inclusion of new take-home car policy and investment) Mayor Jones asked how neighboring towns paying more in salary versus take home vehicles would work for our officers. Mgr. Zephir stated we have always tried to stay ahead of the county when possible. We have a greater percentage of officers living within a couple miles of town now. Comm. Jones stated he has talked to other officers that drive vehicles home and they feel it is a benefit. Comm. Prince stated towns that receive the Governor's Crime Commission Grants require more certifications, etc. They would be more likely to move on as well.
- 3) 5 % increase in health insurance premiums is expected at this time.
- 4) 0% (no notification currently) increases in worker's compensation insurance.
- 5) 0% increase in property and liability insurance
- 6) 2% increase in garbage fees.
- 7) \$10,000 for sidewalk replacement and repair
- 8) \$2,000 for storm drainage improvements.

- 9) \$4,000 for new police speed sign
- 10) \$24,000 for police equipment (funded through obtained grant)
- 11) \$57,900 for Fire Department equipment – funded by \$28,950 Department of Insurance Grant and the remaining \$28,950 county fire funds
- 12) \$175,000 for the purchase of three (3) new police cruisers and two (2) new unmarked police vehicles (Durango)
- 13) \$175,000 for the purchase of a new leaf vacuum vehicle
- 14) \$25,000 for downtown mural
- 15) \$20,000 for advertisement in Our State Magazine, Pine Straw, and other media streams
- 16) \$26,000 for new street sweeper (bank financing) 4th of seven payments
- 17) \$35,000 for Fire Department for new HVAC in conference room and building updates (painting, etc.) – paid through COVID relief money.
- 18) \$10,000 for capital reserve fund for truck.
- 19) \$36,000 for maintenance program (this is current maintenance program for Bilhen and Wood Street Water Tanks).
- 20) \$36,000 for debt service for centrifuge.
- 21) \$16,000 for water line replacement/pipes and fittings.
- 22) \$6,300 for the Montgomery County Public Library
- 23) \$18,000 for Town of Troy's Economic Development Initiatives
- 24) \$8,000 for Troyfest Fireworks
- 25) \$40,000 for Main Street Events (\$20,000 funded through sponsorships)
- 26) \$15,000 for removal of dilapidated buildings
- 27) \$350,000 for renovations and expansion of Senior Center
- 28) \$5,000 for support of Montgomery County Rescue (up from \$3,000)
- 29) \$12,000 for purchase of property next to police department (vacant lot)
- 30) \$25,000 for grass contract for cemetery, curb/guttering, right-of-way – Mgr. Zephir stated we are requesting to contract grass cutting for the cemetery and right of ways. We need to clean up the cemetery and staff will be installing a fenced in area at the back of the cemetery for older materials that family members may want to pick up.

-Comm. Jones stated we are still having kids skateboarding on the sidewalks. Mgr. Zephir stated we will have to explain that they are to stay off of other areas with the skateboards.

-Mayor Jones asked who appoints the Fire Chief. Mgr. Zephir stated the Fire Department nominates someone and the Town Board does the final approval.

-Mgr. Zephir stated the plans for the Peabody Basketball Courts look great. Mayor Jones asked if we leave the basketball court restrooms unlocked. Mgr. Zephir stated we currently keep them locked. We spend approximately \$25,000 per year in repairs of facilities. Staff has looked at possibly leaving restrooms open 8 AM to 5 PM Monday thru Friday.

-Mgr. Zephir stated MountAire is pledging to pay \$3,500 towards Fireworks this year for TroyFest.

-Mayor Jones asked the status of the old Ice Plant. Mgr. Zephir stated staff has been unable to contact the owners. We could probably get funding to clean up that property if we could get in touch with the owners.

-Comm. Jones stated the house at the corner of the Park (corner of Smitherman and Eldorado Streets) looks bad, particularly with all the work being done at the park. Mgr. Zephir stated the owners are

willing to sell the property, however the price they are asking is to high. Mayor Jones stated we need to stay on top of this by keeping code enforcement involved to make sure the lot is cleaned.

-Mayor Pro Tem Hamilton asked about the Farmers' Market. Mgr. Zephir stated it appears there will be funding for farmers markets in September.

Golf Course Rates: Mgr. Zephir stated we are still budgeting a loss. Mayor Jones stated he feels we need to increase rates. Mayor Pro Tem Hamilton stated the County needs to help with the course. Comm. Prince stated we need a plan to present to show that we are working to increase play and revenue. We need younger people involved in golf. Comm. Brantley asked what the hole sponsorships are. Mgr. Zephir stated it is advertising that businesses and individuals pay on an annual basis. Comm. Jones asked if we could get prisoners to help at the course again. Mgr. Zephir stated staff is open to getting two prisoners.

-Mayor Jones stated we have a lot of projects going on right now. He would like to see the Farmers' Market placed on hold until we get some of them completed.

Mgr. Zephir stated Public Works is in need of a BobCat We are currently renting one. Originally, we were planning to purchase in the new budget year, however, with funds available, we are asking approval to purchase the BobCat in this Fiscal Year. \$34,000 is the cost of the backhoe as well as pay the final debt service payment of \$19,000 on the Bonds for the wastewater plant and sewer. Motion was made by Comm. Jones with second by Comm. Brantley to approve the request to purchase the BobCat at \$34,000 and pay the final bond payment of \$19,000. All voted approval.

Bonuses: Mgr. Zephir stated we are proposing to provide a bonus to all staff prior to 6-30-22, This will be a flat rate to everyone. The Town never shut down completely during the pandemic. The Board agreed for Manager to bring amount back to Board at June meeting.

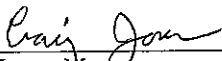
Comm. Brantley recommended Town get a "volunteer base" to help with events.

Mayor Jones asked if Town is replacing ballfield lights with LED's. Mgr. Zephir stated we are replacing bulbs with LED's as they are burning out. It is too expensive to replace all lights at once.

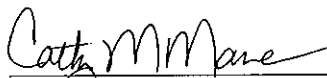
Mgr. Zephir stated the swimming pool opens Memorial weekend.

Meeting adjourned at 10:40 AM on motion by Comm. Brantley with second by Mayor Pro Tem Hamilton. All voted approval.

Respectively submitted,



Craig Jones, Mayor



Cathy M. Maness, Clerk