

**TROY BOARD OF COMMISSIONERS
RECESSED MEETING
MONDAY, FEBRUARY 8, 2021, 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 Elkins, Wallace Jones and Damon Prince.

BOARD MEMBERS ABSENT: No one was absent.

TOWN STAFF PRESENT: Manager Greg Zephir, Clerk/Finance Officer Cathy Maness, Police Chief James Atkins, Police Detective Robbie Penny, Public Works Director and Asst. Director Benny Dennis and Chip Hurley, Senior Center Director Theresa Thomas, Fire Chief Joe Huntley and Main Street Director Jennifer Bryant.

MEDIA PRESENT: No one was present.

OTHERS PRESENT: Dennis Pinnix with State Code Enforcement, Inc.

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

Mgr. Zephir stated we have a request from the Tax Collector to set the annual tax advertising date for March 1st. Motion was made by Comm. Elkins and second by Mayor Pro Tem Hamilton to set the tax advertisement for March 1st, 2021. All voted approval.

Mgr. Zephir stated we have our annual Budget Retreat and the Department Heads will be present to give their reports/requests to the Board.

- **Chief Joe Huntley - Fire Department:** Chief Huntley gave the annual fire call report to the Board. The radios will need to be upgraded within the next four years. We are looking at using our annual Dept. of Insurance grant to get a start on that. Chief Huntley stated the department is good with people right now. They are always looking for good people.

- **Benny Dennis and Chip Hurley-Public Works Department:** PW Director Dennis stated they are trying to get all equipment and generators serviced every two years. The Bilhen Street pump station is out for bids. Staff is working on smoke testing of sewer lines to find infiltration. The bar screen is needing to be replaced at the wastewater treatment plant. We can possibly use FEMA funding to assist with that. It keeps trash out of the plant. Mgr. Zephir stated we getting about 40% infiltration in our plant currently. We feel Handy is responsible for some of that. Smoke testing will assist with that. We will receive \$960,000 from FEMA with approximately \$800,000 of that for repairs and plant upgrades. Mayor Jones stated with Wright Foods expansion, they will need additional permitting for wastewater. Mgr. Zephir stated our contract with Handy is for 500,000 gallons per day. If that total is included in our usage, we exceed 80% which requires planning for expansion. They do not use ¼ of that amount. Comm. Elkins stated we should talk to Handy about contract amendments.
 - PW Director Dennis stated staff is preparing for the installation of the all-inclusive park at Capel Centennial Park.
Mayor Pro Tem Hamilton asked if they have a full staff. PWD Dennis stated they are down one person, however they are fine for the winter until they begin park work.
Mayor Jones asked if we have to get bids on projects/equipment, etc. Mgr. Zephir stated we follow the state guidelines on bidding and try to stay local when we can.
Mgr. Zephir stated we have a great staff. They get a lot accomplished with little outside help.

- **Theresa Thomas - Senior Center:** Activities have changed due to pandemic. They now do "drive-in bingo", pick-up chili luncheon, etc. The seniors need to get out. We are planning a hot-chocolate & cookie drive-in, pick up lunch, information bag-Senior Fun Day. Attendance has been great for these events. Staff includes 2 full time, 1 nutrition site manager and 2 part time. The county delivers meals on wheels. The exercise room is open by appointment only. Mayor Jones asked about the number of participants. SC Director Thomas stated they serve 175-200 people monthly with approximately 30% of the participants from inside Troy. Some minor repairs are needed to the facility. They would like to have motion detector lights installed at the Senior Center. Mgr. Zephir stated we are looking at building an addition for an exercise room (larger) and have been approved by FEMA to use their funding for this. We are working with Department of Public Safety now for this. We will need two Capital Project Ordinances for FEMA Wastewater Treatment Plant Repairs and FEMA Senior Center Repairs/Addition.

Mgr. Zephir stated the "Tent City" has moved just outside town limits next to the Senior Center. We are looking at installing a fence around that side of the property due to constant calls for vandalism, etc. Comm. Elkins asked if cameras would help. Mgr. Zephir stated we are looking at adding motion detectors.

- **Chief James Atkins and Detective Robbie Penny- Police Department:** Chief Atkins reported on department activities over the past year. The department has 10 full time officers, one less than budgeted. Chief Atkins stated that he and Lt. Penny both teach at the BLET class and are on the watch for good recruits for the next officer. Capital items needed are 2 SUV Detective Unmarked Vehicles, 3 Laptop Computers, Body Camera Replacements, Air Cards for the police cars, currently have 3 outdated ones, need six to equip six vehicles. Tasers to replace units that are 12-15 years old, and new flashlights wand investigative lighting equipment. Lt. Penny presented the results of a study that he had made on take home vehicles for police versus 24-hour use (current). The study shows a savings to the town, due to vehicles lasting longer and less maintenance. Comm. Prince asked how the reviews are on the Dodge Chargers. Lt. Penny stated there were "bugs" initially, they have been worked out. The NC Highway Patrol only uses Chargers now.
-Comm. Elkins stated the stop sign at E. Spring and Frye Streets need flashing lights. People are not stopping. Mayor Pro Tem Hamilton stated he has noticed several places where people are not stopping. Mayor Jones asked if crosswalks help slow traffic.
- **Jennifer Bryant - Planning Department - Main Street - Code Enforcement:** Mrs. Bryant presented a packet with properties that they are trying to get cleaned up. Mgr. Zephir introduced Mr. Dennis Pinnix with State Code Enforcement, Inc., a contractor to come in and get a handle on our code enforcement. We could hire his company to come in 8 hours per week to get the Town cleaned up. Mgr. Zephir stated the only way this can be successful is with the continued backing of the Town Board. Mr. Pinnix stated he is a retired firefighter with the City of Greensboro. He is certified in zoning and housing codes and had developed procedures for nuisance abatement, abandoned houses, dilapidated property, etc. In the past 2 ½ years, his company has had repaired or demolished 91 houses, with 89 of them taken care of by the property owners. Mr. Pinnix stated he can only enforce Town Codes. Comm. Elkins stated she feels the majority of citizens will be in favor of this clean up. Comm. Jones agreed stated we will have more people with us. The Board asked Mr. Pinnix to get a contract to Mgr. Zephir for review at the March 1st meeting. The contract should cover 8 hours per week with 30 day notice for Town to cancel and 60 day notice for State Code Enforcement to cancel. The Board stated we need to prioritize what we go after first. Junk yards and junk vehicles are a problem here.
- **Greg Zephir - Parks and Recreation:** Mgr. Zephir stated staff has removed the batting cage temporarily at Selby Brown Field to get ready for installation of the new all-inclusive park that will be there. The batting cage will be set up in another location at the park. Staff has repaired/replaced the bridge at the Nature Preserve and will repair the pier and remove the wood off the drain when weather gives us a break. Mayor Pro Tem Hamilton asked if we have the long leaf pines restoration project started yet. Mgr. Zephir stated he has requested someone to give him advise on types of long leaf to plant. We have ordered new signage for all the parks. Projects that we are looking into include a mountain bike trail in the Nature Trail property, Paint Ball arena in the wooded area behind the Senior Center on property the Town currently owns and is not using and kayak launches. Mayor Jones stated 1.4 million people use the Uwharrie National Forest per year. We need to tap into that. Mgr. Zephir stated we are starting a grant application for the bike trail and swinging bridge at the Nature Trail. All of these activities lead to other businesses and a better quality of life. Pickle Ball Courts are huge. They are constantly in use. Mgr. Zephir stated we have many resources; however, we need someone that is parks and recreation focused to help pursue these projects. The schools are planning to tear down the high school except the auditorium and are willing to give us the West Montgomery property. The field lights could be reused on the basketball courts and possibly driving range. We are looking to get bids for paving the trail around Lowe Warner Park. Comm. Elkins asked if we have a timeline for paving that trail. Mgr. Zephir stated we are getting a bid from a new group out of Seven Lakes.
- **Golf Course** - Mayor Jones stated we need someone to be the go-to person at the golf course. Mgr. Zephir stated we need someone with marketing and parks/recreation background to run the golf course and parks. Mayor Pro Tem Hamilton asked if we could get any county assistance. Mgr. Zephir stated he has had discussions with County Commissioner Dawson about this and feels we will get assistance from them. Mayor Jones stated need someone go run the golf course. Comm. Jones stated we should come up with a two-year plan for accountability and get a marketing person. Mgr. Zephir stated the golf course needs people to get the job done. Comm. Prince stated we could

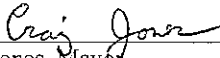
partner with someone like US Kids Golf to promote families playing golf, push the course on social media, advertise. Comm. Elkins stated we need someone to focus on the course, take over each complex and help each one grow. Mgr. Zephir stated we will come up with qualifications for a position. Comm. Prince suggested looking at an intern program for this position.

- **Greg Zephir-Administration (Current Projects, Grants, Economic Development):**
Mgr. Zephir stated he asked our engineers to upsize the line to Holly Hills. The By-Pass is the future of development for us, Comm. Prince asked if we know the current hospital plans. Mgr. Zephir stated it is vital to have them in Troy. We could offer to give them 30 acres to build on the by-pass. Comm. Elkins stated we need to move on this.
 - We hope to start the CDBG housing grant this month. There will be relocation to refurbish one family for a few weeks. They will pay nothing, only sign an agreement for eight years as a forgivable loan.
- **Fiscal Year 2021-2022 budget schedule:** Present Budget 4/23/2021; Budget Work Session 5/10/2021; Budget Public Hearing 6/7/2021

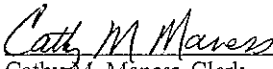
The Board agreed to do the Manager Evaluation at the end of the March 1st, 2021 meeting.
The Code Enforcement Contract to be included on the March 1, 2021 agenda.

Meeting adjourned at 1:50 PM on motion by Comm. Jones and second by Mayor Pro Tem Hamilton.
All voted approval.

Respectively submitted,



Craig Jones, Mayor



Cathy M. Maness, Clerk