

**TROY BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING  
MONDAY, AUGUST 2, 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 and Wallace Jones.

**BOARD MEMBERS ABSENT:** Comm. Prince was absent.

**TOWN STAFF PRESENT:** Manager Greg Zephir, Clerk/Finance Officer Cathy Maness and Police Chief James Atkins.

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

**OTHERS PRESENT:** Marcus Horton and Pete Herron (candidate for Montgomery County Sheriff)

**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 concerns about possible drug activity on Capel Street. He stated there is a lot of traffic for a dead end street. He has called the police there many times. Mr. Horton asked what the procedure is for requesting speed bumps on a street to slow the traffic down. Mgr. Zephir stated we typically do not have speed bumps on neighborhood streets. He added there could be ways to slow traffic there. Chief Atkins stated we have received reports and have begun investigations into this area. Mgr. Zephir suggested that we have the police patrol this area regularly. Mr. Horton thanked the Board for their help.

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

**CONSENT AGENDA:**

- A. Greg Zephir, resident of 616 Carson Street, has applied to the town to request the closure of 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 owners' property lines and does not go through to connect with Lineberry Street. Mr. Zephir has paid to the town the application fee of \$400. In order to proceed with this request, if no objection, would be to schedule the required public hearing, which would be scheduled for the board's next meeting September 13<sup>th</sup>.

Comm. Jones made the motion approving the consent agenda setting the public hearing for September 13, 2021 at 5:00 PM to hear comments on the closing of Hurley Street (an unopened street located off of Carson Street between Rhonda Henson and Greg Zephir). The motion was seconded by Comm. Elkins. All voted approval.

**REQUEST FOR 2-HOUR PARKING ON NORTH MAIN STREET:** Mayor Jones stated we have a request for 2 hour parking on North Main Street. Mgr. Zephir stated Mr. Randy Britt has requested 2-hour parking on the east side of North Main Street from Bruton Street, north to Byrd Street. After discussion, motion was made by Comm. Elkins with second by Comm. Brantley to approve the request for 2-hour parking on North Main Street as requested. All voted approval.

**JEEP INDUSTRIES REQUEST- CHARGING STATION:** Mayor Jones stated we have a request from Jeep Industries to install a charging station on town property. Mr. Zephir stated Jeep Industries is installing one charging station per state (currently). They are looking at this area due to our location near the Uwharries. They will be paying \$250 per month rent, however Troy will be included in their marketing. The stations will take 2-2 ½ hours to charge and the proximity to downtown will be a plus for our businesses. The recycling dumpster will be moved to our West Spring Street property with fencing around it. It will be in the center of town. Mayor Pro Tem Hamilton made the motion to approve the Jeep Charging Station in the parking lot across Liberty Street from Town Hall. Comm. Elkins seconded the motion and all voted approval.

**TOWN MANAGER'S REPORT:**

- a. Since the last board meeting the town has signed the agreements with regards to legal services and rehabilitation specialist services as it pertains to the town's neighborhood redevelopment grant, 18-C-3077. Title searches have begun and are expected to be completed within the next two (2) weeks. Income verification of the candidates will begin on or around August 15<sup>th</sup>. After these tasks are

- completed, temporary housing will be arranged for the homeowners after which renovation, demolition/reconstruction will begin.
- b. The town has secured the necessary building materials to begin construction of the raised beds at the Blue Street-Peabody Community Garden. Staff is waiting on quotes for fencing of the project, of which would be installed first before the beds are constructed. If supply chain issues become apparent the town is capable of building the beds first if needed in order to get the fall plantings in.
  - c. Without objection from the board, town public works crews are prepared to begin work as early as mid-August on the Peabody Park improvement project. This project would address lighting needs at the basketball courts, the installation of a walking trail, repairs to the drainage system of the park, installation of new picnic tables and bleachers throughout the entire park, improve the outfields of the softball fields and provide for paving of the drive going into the park. Like the community gardens the funding for this project is proposed to come from the federal COVID money that the town will/would receive.
  - d. On August 6<sup>th</sup> the town will release the request for bids as it relates to the repaving projects at Lowe Warner Park (Park Street, parking areas, and the walking trail around the property) and the fencing project around Lowe Warner Park. These improvements would be funded by the 428 FEMA funds as a result of the town's loss of the pedestrian bridge during Hurricane Florence. When the town bids out for the resurfacing of the walking trail it will include the request for two (2) types of bids. The first will be for an asphalt paved trail and the second would be for a compacted gravel trail. These requests are being done for two (2) purposes. The first to ensure that the town has adequate funding to complete the project, but also to account for the root systems of trees as it relates to continued maintenance on the trail. Both types of surfacing would stand up to rain and washouts, but there is concern that if paved with asphalt in and around tree systems the roots themselves could create damage similar to what the town is seeing along its sidewalks. Town staff will bring to the board for its consideration the lowest, responsible, responsive bidder.
  - e. The town manager, finance director, and senior center director is expected to finalize the proposed upgrades to the senior center during the month of August and bring to the board for its consideration to move forward with bidding in September. Currently, the expansion thoughts include a new exercise room, updated and expanded kitchen to include a walk-in refrigerator/freezer that can be utilized for future vaccine storage and food storage, flooring improvements, and additional minor construction improvements. The funding for this project is proposed to come from the town's COVID funds that it is expected to receive.
  - f. As mentioned during the last board meeting, the town's code enforcement company is making significant strides in addressing non-compliant properties throughout the town. In addition to their work, staff has been working with two (2) property owners as it relates to the demolition of dilapidated buildings. The first is the American Legion Hut located on East Clairmont Street and Pearl Street. This building has deteriorated substantially and is a safety hazard to the community. The town and its property owners are working through the asbestos issue on its siding, after which the town will have the building torn down and removed. The second property is the dilapidated mobile home at the "Subway" parking lot. Again, the town and the property owners have agreed how to move forward on having this structure removed, which will also include the removal of the surrounding trees. It will be impossible to move the trailer without the removal of the trees.
  - g. For nearly a year the town has been dealing with a property owner that has been non-compliant in its use of the property. The property, located at 120 North Main Street, is currently located in the Main Street area and is not allowed to be used for residential purposes. The property/building in question has never been used as a residence since its construction. The town has communicated with the property owner since the fall of 2020 with little success. With the advice of the town's legal counsel, staff essentially restarted the complaint process after May 3<sup>rd</sup>, which was the date the town's new zoning went into effect. After no response or action from the property owner, the town's legal counsel has communicated to him that he will need to vacate the premises by August 13<sup>th</sup> otherwise court actions will be sought.
  - h. 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 at the 30% phase now, with final design and submittal to occur within the next two (2) months. The project construction and closeout is expected for early September 2022.

**DATES TO REMEMBER:** August 6<sup>th</sup> – Town Stage – Darrel Harwood – 7:00 p.m.,  
August 20<sup>th</sup> – Town Stage – Blackwater – 7:00 p.m., August 27<sup>th</sup> - Town Stage – The Chip Perry  
Band – 7:00 p.m.

Mgr. Zephir stated the movie night for August has been canceled due to heat.

**MAYOR/COMMISSIONER COMMENTS:**

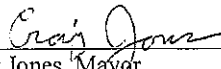
Mayor Jones stated that he understands a grant is available for the removal of the buildings on the railroad property behind Town Hall. Mgr. Zephir stated there is a grant for this and it is due in August.

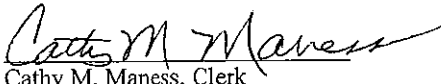
Motion was made by Comm. Elkins with second by Comm. Brantley to submit the grant for removal of the old buildings behind Town Hall. All voted approval.

Comm. Jones asked that we stay on top of the Capel Street problems and the North Main Street issues.

The meeting adjourned at 5:40 PM on motion by Comm. Brantley and second by Comm. Elkins. All voted approval.

Respectively submitted,

  
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Craig Jones, Mayor

  
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Cathy M. Maness, Clerk