

**TOWN OF TROUTMAN
400 NORTH EASTWAY DRIVE
TROUTMAN, NORTH CAROLINA**

TOWN COUNCIL AGENDA BRIEFING MEETING MINUTES

August 05, 2024 – 4:00 P.M.

Presiding: Mayor Teross W. Young, Jr.

Council Members Present: W. Paul Henkel; Edward R. Nau; Jerry R. Oxsher; Felina L. Harris; Nicholas D. Jaroszynski

Council Members Absent: None

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Andrew Ventresca, Planning Director; Justin Mundy, Finance Director; Josh Watson, Police Chief; Jason Ralston; Town Attorney; Gary Thomas, Attorney

Press Present: Debbie Page, Iredell Free News

I. MAYOR TEROSS W. YOUNG, JR. CALLED THE AUGUST 05, 2024 AGENDA BRIEFING MEETING TO ORDER

Adjustments made to and Adoption of the Agenda Briefing Agenda ()**

None

*Upon motion by Councilmember Nau, seconded by Councilmember Henkel, and unanimously carried, approved the August 05, 2024 Agenda Briefing Agenda as presented.

II. GENERAL BUSINESS

A. Council Items (During this time elected officials have the opportunity to make reports, comments, and/or ask questions of staff)

1. Council and Mayor Comments

Councilmember Nau

- Questioned whether the 3 parking spaces at Quality Mart located at the corner of Old Mountain Road and Hwy. 21 is zoned for overnight truck parking. Town Manager Wyatt responded that it is private property and the zoning does allow truck parking there. He shared that the Quality Mart did consult with the Town prior to painting the spaces. He explained there is a minimum of parking spaces that a

business can have, but there is no limitation on how many cars or trucks can park there.

- Asked for an update on the Iredell County Fairgrounds voicing displeasure about an article in the Mooresville Tribune stating that he is not interested in being partners with the county if they are going to try and govern the Town Council. Manager Wyatt provided a history of the Fairground including meetings and conversations that have taken place. He stated that no one from the county has reached out to him, the Mayor, or Planning Director Ventresca. It is their choice of how to spend their money, but he too takes offense when someone says that the Town owes money, or the Town is expected to do something. Councilmember Nau suggested that Council in a letter to the county ask why Troutman is being excluded from conversations and if they are going to exclude Troutman, then do not ask for any help. Mayor Young stated that at the last meeting, he and Manager Wyatt attended some phases were presented, but he is not sure they are the final phases. He stated that Troutman should take the opportunity to invite the county by letter or phone call to see if they are willing to have a conversation with the Town on this particular matter, to level set as to where they are and what their idea of partnership means. Councilmember Henkel voiced frustration of finding out things through the press. Manager Wyatt spoke about the entrance to the Fairgrounds being deeded to the Town and that the county is saying things in public that are not accurate. Councilmember Jaroszynski requested communications such as emails and meeting minutes of the Town and the County that had taken place before he was elected to the Council. The Town Clerk was directed to research past minutes and request County meeting minutes regarding the Fairgrounds for Councilmember Jaroszynski.

Councilmember Jaroszynski

- Commented that staff is doing a great job around Town and is glad to see that trash is being consistently picked up.

Councilmember Henkel

- Commented on the success of the Party in the Park expressing appreciation to the Parks and Rec. Department.
- Commented that he is looking forward to National Night Out (NNO)

Councilmember Harris

- Stated that she missed Party in the Park, but is looking forward to National Night Out (NNO) tomorrow night.

Councilmember Oxsher

- Commented that he is looking forward to National Night Out (NNO).
- Commented on outages from recent storms.

Mayor Young

- Thanked all Staff, Parks and Rec. Director Emily Watson and team for a successful Party in the Park. He heard a lot of good comments.
- Expressed appreciation to Manager Wyatt for keeping the trash issue moving.

- Addressed Tropical Storm Debby stating that there may be a lot of rain coming. Thoughts and prayers go out to all in its path.

B. Staff Items: (At this time staff was provided the opportunity to make reports and comments)

1. Town Manager/Staff Comments

Town Manager Wyatt

- Commented that the state does a wonderful job in getting personnel ready when storms are coming in. Troutman’s Law Enforcement Agency has already been contacted. The Iredell County Search and Rescue Team and several Fire Departments Swift Water Rescue Teams have been put on standby to go to the coast or other states if needed. He thanked all the people involved in making sure all those teams were ready to respond.
- Commented that a tree limb fell and damaged a Town vehicle. Where and how it occurred, the repair will cost several thousand dollars.
- Reminded citizens that leaf and limb pick-up is only for leafs and limbs less than 4” in diameter. If trees are in the road on Town streets, the Town will assist, but if they are down on state roads, the Fire Department and others come out to ensure safe passage. Property owners are responsible for the trees on their property.

Mayor Young asked Manager Wyatt to look into parking in the opposite direction commenting that he has had comments and questions from citizens requesting that it be mentioned in the newsletter. Manager Wyatt stated it would be addressed. He commented that this month's newsletter was formatted differently and that he has received positive and negative feedback due to the change.

III. OVERVIEW OF TOWN COUNCIL’S UPCOMING REGULAR AUGUST 08, 2024 MEETING AGENDA ITEMS SCHEDULED TO BE PRESENTED

Consent

Items 1-5. Minutes to be approved.

No discussion was held.

Item 6. Consider Approval of a Contract Between the Town of Troutman and the Law Firm of Ralston, Benton, Byerley, and Moore, PLLC (Attorney Jason Ralston) for Legal Services

Manager Wyatt stated that the contract was provided to Council for review and is a fairly standard agreement. He or Attorney Ralston would be glad to answer any questions Council may have.

RECOGNITIONS / PRESENTATIONS / INTRODUCTIONS

Item 7. Recognition of Kimberly Sager as the “Town of Troutman Employee of the Month” for July 2024

No discussion was held.

Item 8. Recognition of the Exchange Club of Troutman, NC, and the Evening Exchange Club of Lake Norman for the “Walk of Heroes” Event

Manager Wyatt stated that Certificates of Recognition will be presented to each group.

New Business

Item 9. Consider a Request from South Iredell High School (SIHS) for Approval of a Road Closure for the Homecoming Parade on Wednesday, October 16, 2024 at 6:30 p.m.

Manager Wyatt stated that we as a Town should embrace celebrations of any of our schools. He requested that the Council if so inclined to grant the parade, let it be known that if the students hand out or throw candy, they are responsible for cleaning up. Last year it took staff 3-5 hours to clean up afterwards.

Item 10. Consider the Adoption of Ordinance 20-24 Titled: *“An Ordinance Enacting A Code Of Ordinances For The Town of Troutman, North Carolina, Revising, Amending, Restating, Codifying And Compiling Certain Existing General Ordinances of the Political Subdivision Dealing With Subjects Embraced In Such Code Of Ordinances”*

Manager Wyatt addressed the proposed ordinance stating that it is a living book with the continued process of adoption of new ordinances, or changes/amendments as the Council approves.

Item 11. Consider Ordinance 24-24 Titled: *An Ordinance Amending The Town Of Troutman Code Of Ordinances Mandating All Properties Participating In The Collection Of Solid Waste Services Remain Customers*

Manager Wyatt stated that this proposed amendment is to clean up existing practices regarding Solid Waste Services mandating customers to not be able to opt out. If the Town would allow citizens to opt out it could become a nuisance or a health hazard.

Item 12. Rezoning Request RZ-24-06; Applicant: Town of Troutman; 2.63 (+/-) acres; PIN(s) 4730-89-3119; 524 Autumn Leaf Road to Revert Property from CZ-HB (Conditional Zoning-Highway Business) to its Original Zoning Designation of RS (Suburban Residential) Hold: **a** Public Hearing, **b.** Consider Adoption of Ordinance 21-24 Titled: *“An Ordinance Changing The Zoning Classification Of The After Described Property From Conditional Zoning Highway Business (CZ-HB) to Suburban Residential (RS)”*, **c.** Consider Approval of Consistency Statement

Town Manager Wyatt stated that this property was rezoned to Conditional Zoning-Highway Business, but there has been no activity on the property therefore, staff is asking to rezone the property back to its original designation of Suburban Residential. Andrew Ventresca Planning Director explained that if after 2 years of the zoning change and there is no activity on the property, staff can revert back to the original zoning. This action was prompted by violations on the property and changes in the Town’s Land Use Plan since rezoned in 2016. A brief history regarding the property was presented.

Item 13. Text Amendment TA-24-05: Amend Article 10.5.2 Design Review Board Membership of the Troutman Unified Development Ordinance (UDO: **a.** Hold a Public Hearing, **b.** Consider Adoption of Ordinance 22-24 Titled: *“An Ordinance Amending The Town Of Troutman Unified Development Ordinance”*, **c.** Consider Approval of Consistency Statement

Planning Director Ventresca stated that this item was suggested by Town Council a couple of months back regarding the restriction on Design Review Board (DRB) members (particularly the expert position) that limited membership to in-town applicants and applicants within the planning jurisdiction. He stated that this position is not easy to fill within the town's jurisdiction. This amendment went before the DRB who approved the change in their Rules and Procedures.

Item 14. Text Amendment TA-24-06: Replace Article 7.7.2 Traffic Impact Analysis of the Troutman Unified Development Ordinance (UDO): **a.** Hold a Public Hearing, **b.** Consider Adoption of Ordinance 23-24 Titled: "*An Ordinance Amending The Town Of Troutman Unified Development Ordinance*", **c.** Consider Approval of Consistency Statement

Planning Director Ventresca stated that the Town did hire Kimley Horn as the Town's transportation consultant and one of the steps they are looking at is updating the Town's Transportation Impact Analysis (TIA). He stated that with this particular item, the whole section of Section 7.7.2 is being replaced. Kimley Horn will be present to make a presentation at the Council's Thursday night meeting.

IV. CLOSED SESSION PURSUANT TO GENERAL STATUTES 143-318.11(A)(3) TO CONSULT WITH ATTORNEY AND 143-318.11(A)(5) TO DISCUSS ACQUISITION OF PROPERTY

Mayor Young called for a Closed Session pursuant to North Carolina General Statutes (NCGS) 143-318.11(a)(3) to consult with an attorney and 143-318.11(a)(5) to discuss the acquisition of property.

Along with Mayor Young and Town Council, Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Justin Mundy, Finance Director; and Jason Ralston, Town Attorney joined the Closed Session.

*Upon motion by Councilmember Nau, seconded by Councilmember Jaroszynski, and unanimously carried, approved to hold a Closed Session to consult with an attorney and discuss acquisition of property.

Mayor Young Opened the Closed Session

*****MINUTES OF CLOSED SESSION HAVE BEEN SEALED UNTIL SUCH TIME PUBLIC INSPECTION WILL NO LONGER FRUSTRATE THE PURPOSE OF THE CLOSED SESSION*****

Closing of Closed Session and Reconvene Open Session

*Upon motion by Councilmember Nau, seconded by Councilmember Henkel, and unanimously carried, approved to reconvene open session.

Action taken as a result of closed session:

*Upon motion by Councilmember Jaroszynski, seconded by Councilmember Nau, and unanimously carried, approved to authorize Mayor Young and Town Manager Wyatt to negotiate acquisition of property as discussed in closed session.


Other:

Mayor Young stated that the Governor has approved a Declaration of Emergency for the state due to the storm. He stated that he would play it by ear whether a Local State of Emergency would be needed.

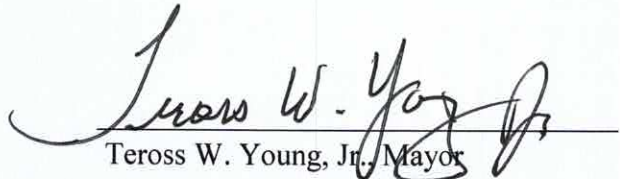
Mayor Young stated he has a Proclamation for National Health Center Week that he will be presenting at Thursday's meeting.

V. ADJOURNMENT

*Upon motion by Councilmember Henkel, seconded by Councilmember Nau, and unanimously carried, approved to adjourn the August 05, 2024 Town Council meeting at 5:59 p.m.


Kimberly H. Davis, Town Clerk

(*) Motion


Teross W. Young, Jr., Mayor

