

MINUTE BOOK XXXIII PAGES 13-29
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
FEBRUARY 08, 2024

The regular meeting of the Town of Troutman Town Council was held in the Troutman Town Hall, 400 North Eastway Drive, North Carolina on Thursday, February 08, 2024 at 7:00 p.m. with Mayor Teross W. Young, Jr., presiding.

Councilmembers Present: W. Paul Henkel, Felina L. Harris, Edward R. Nau, Jerry R. Oxsher, Nicholas D. Jaroszynski

Councilmembers Absent: None

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Lynne Hair, Planning Director; Justin Mundy, Finance Director; Emily Watson, Parks & Rec. Director; Josh Watson, Police Chief; Lou Borek, Human Resources Director; Jessica Davidson; Gary Thomas, Town Attorney; Michael Barker, IT, Mike Daly, Senior Systems Administrator

Press Present: Debbie Page, Iredell Free News

I. MAYOR TEROSS W. YOUNG CALLED THE MEETING TO ORDER

MAYOR YOUNG WELCOMED VISITORS AND GUESTS

INVOCATION – Delivered by Pastor Wesley Morris, Ostwalt Baptist Church

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO AND ADOPTION OF THE AGENDA ()**

None

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Felina Harris, and unanimously carried, approved adoption of the February 08, 2024 Town Council meeting agenda as presented.

II. CONSENT AGENDA: *Consent Agenda Items are considered to be routine by the Town Council and will be approved with one motion. There will be no separate discussion on these items unless the Mayor or a Council member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item under New Business.*

1. Approval of Regular Meeting Minutes of December 11, 2023
2. Approval of Agenda Briefing Meeting Minutes of January 08, 2024
3. Approval of Closed Session Minutes of January 08, 2024
4. Approval of Closed Session Minutes of January 11, 2024
5. Approval of Budget Amendments:
 - Cost of the Town's Building Renovations
 - Purchase of the Dollar General Building
 - East Church Paving and Restriping Lines
 - Additional Election Cost
 - Additional Insurance Cost of Town Property
 - Additional Parks & Rec Supplies

- Building Expenditures at the Passport Office
 - Departmental Supplies and Contracted Services for the Police Department
 - Additional Police Vehicles
 - Equipment for Public Works (Utility Fund)
 - Sewer Inspections of Town Lines by KRG Utility (Utility Fund)
 - Settlement Litigation (Utility Fund)
 - Additional Cost of Water Meters (Utility Fund)
 - Additional Cost of Water (Utility Fund)
6. Annexation Request AX-24-03 (Contiguous), Applicant: Salih Boysan; 4.135 (+/-) acres ; PIN(s) 473193064, 4731927704; 398 Hemi Drive
- a. Adoption of Resolution 05-24 Titled: *“Resolution Directing The Clerk To Investigate A Petition Received Under Article 4A of G.S. 160A”*
 - b. Approval of Certificate of Sufficiency
 - c. Adoption of Resolution 06-24 Titled: *“Resolution Fixing Date of Public Hearing On Question of Contiguous Annexation Pursuant to Article 4A Of G.S. 160A” (Setting Public Hearing Date of March 14, 2024)*
7. Approval of Master Service Agreement for On-call Transportation Services between the Town and Kimley Horn and Associates, Inc.

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Paul Henkel, and unanimously carried, the Consent Agenda was approved as presented.

(Copied in full, Res. 05-24 is filed in Resolution Book IV, Page 5)

(Copied in full, Res. 06-24 is filed in Resolution Book IV, Page 6)

(Copied in full, Resolutions 05-24 thru 06-24, Certificate of Sufficiency, budget amendments Service Agreement with Kimley Horn are attached to these minutes and are filed on CD Titled: “Town Council Supporting Documents” dated February 05th, and 8th, 2024 in CD Book #1 Titled: “Town Council Supporting Documents”)

III. PRESENTATION(S) / RECOGNITION(S):

8. Recognition of Jessica Davidson as “Town of Troutman Employee of the Month” for January, (Ron Wyatt, Town Manager / Justin Mundy, Finance Director)

Finance Director Justin Mundy presented Customer Service/Utility Specialist Jessica Davidson as “Employee of the Month” for January stating when Jessica first started with the Town in April 2023 there was a lot thrown on her plate, not only with her job upfront but also learning the passport program and the role as backup Town Clerk. She always comes to work with a good attitude, a smile on her face and is eager to help everyone. She is dependable, never complains, and has a positive impact on our citizens. Town Manager Wyatt stated that last year was a very emotional year for Jessica because of several factors that were happening within her family. Her daughter went into labor prematurely and gave birth to an 11 oz. baby girl, both of whom are here tonight. He explained that both mother and daughter had life-threatening complications during the time all those job responsibilities were thrown at her. Jessica is a fixer, asking co-workers if they are okay, and always has a smile. Mayor Young thanked her for all she does commenting that it is always tough to do a job when family matters are going on. He is glad to see that her granddaughter is healthy and her daughter is doing well.

9. Recognition of Miss Iredell County Jamie Logan and Miss Iredell County Teen Piper Pollard, (Wyatt)

Town Manager Wyatt invited Jamie Logan, the current Miss Iredell County, and Piper Pollard the 1st Miss Iredell County Teen to the podium to share what they are doing during their reign.

Miss. Logan stated that she and Miss Pollard will go on to compete for Miss North Carolina and Miss North Carolina Teen this upcoming June, so throughout the year they promote something called Community Service Initiative where they choose something that they are passionate about. Ms. Logan stated that she is passionate about sports and has partnered with some awesome organizations such as Girls on the Run, Special Olympics, and Iredell County Parks and Rec. to hold a sports day this spring, and many more to come. Miss Pollard stated that her initiative is about stress reduction in youth stating that so often, kids' feelings are dismissed as temper tantrums or just acting out but they do not understand what stress is or how to deal with it, therefore her community service is teaching Tia-Chi to elementary, and middle school age youth, as well as high school age as a way to cope with stress. She stated that she has already had opportunities to visit several elementary schools and she looks forward to implementing her initiative within the community.

Mayor Young commented that he looks forward to seeing both win as Miss North Carolina and Miss North Carolina Teen. He expressed congratulations for where they are today and for where they will go and that he appreciates the awesome initiatives that they have taken on in the community.

10. Recognition of Wrestling Coach Bill Mayhew In Honor of His Extraordinary Coaching Career, (Emily Watson, Parks & Rec. Director / Brent Bustle, Maintenance Tech.)

Emily Watson, Parks & Rec. Director stated that the Town is honored to recognize Coach Bill Mayhew for his excellence in his wrestling career. She introduced Mr. Brent Bustle from the Parks and Rec. Department, who in the past has worked beside Coach Mayhew for many years, to present the recognition.

Mr. Bustle stated that for the last 60 years, Bill Mayhew has been the coach of the SIHS Wrestling team along with Troutman High School, and beside him during his journey has been his wonderful wife Mary. Mr. Mayhew is a coach for all ages because of all he does for the wrestlers, the school, and this community. He is everything a great coach strives to be. Mr. Bustle stated that he has had the honor of working with Coach Mayhew for 27 years and has learned to be a better person because of his values and his strong Christian witness. He is a great husband, father, grandfather, father figure, and role model for all those he has touched. The recognition tonight is for Coach Mayhew breaking the record for the most dual-match wins in North Carolina on December 16, 2023, at 923. Mr. Bustle also shared other achievements of Coach Mayhew as follows: Member of the South Iredell High School Hall of Fame; Mooresville High School Hall of Fame; Iredell County Hall of Fame; North Carolina High School Wrestling Coaches Hall of Fame; North Carolina Coaches Hall of Fame; and the National Wrestling Coaches Hall of Fame. Mr. Bustle addressed Coach Mayhew congratulating him on his many achievements commenting that we love and respect him so much.

Coach Mayhew addressed Council stating that he is proud to be in Troutman. He grew up at Exit 42 and attended Mooresville High School and Appalachian State University. He came to Troutman High School, then SIHS as the wrestling coach. He commented that he enjoys this Town so much that every time he has come to Town Hall everyone is very nice and helpful. He expressed appreciation and thanks for the honor of being recognized.

In presenting Coach Mayhew with the Certificate of Recognition Mayor Young commented that in attending South Iredell High School, he has known the Coach a long time thanking him for being such a role model and for all he and his wife have done for our community.

IV. STANDING QUARTERLY REPORTS

11. Troutman Fire Department, *(Wesley Morris, Troutman Fire Chief)*

Troutman Fire Chief Wesley Morris presented the following quarterly report:

- Call volume in 2023 was the highest ever at 3,254 calls.
- Total training hours for 2023 was 7,749.
- Received the Certificate of Occupancy (CO) on Station 3 where the kitchen and living space were up-fitted as well as an addition of 2 larger bays, and sleeping quarters. That station now has a staff of 3 personnel per shift.
- Assembly has begun on Engine 3 with final inspection anticipated sometime in April.
- Currently, the department is short 3 full-time personnel in staffing. Interviews are in the process of being held. He is hoping to have all 3 positions filled by March.
- On the 1st of January the department had their 5-year State inspection of equipment that has to be verified to maintain rescue certifications. The department did pass and continues to maintain certifications in the following:
 - Heavy Rescue
 - BLS (Basic Life Support-Ambulance provider)
 - High Angle Rescue
 - Trench Rescue
 - Water Rescue (Swift water and surface water)
 - VMR (Vehicle Rescue)

Chief Morris stated that there is another training for state certification of Ag and Machinery Rescue coming up in March. The department already has the equipment on hand. Certification will also include industrial and construction incidences.

Councilmember Paul Henkel commented he is glad that Station 3 is complete and that the department is keeping up to speed. Councilmember Eddie Nau commented good job as always asking if it is working out with the County in the purchase of the new apparatus and trucks. Chief Morris responded yes, so far it is working out, that they are getting their support. Chief Morris concluded by thanking Council for their support.

12. J. Hoyt Hayes Memorial Troutman Library, *(Tamra Hicks, Library Manager)*

Tamara Hicks, J. Hoyt Hayes Memorial Troutman Library presented their previous quarterly report from October 2023 – January 2024

- In-Person Programs for Children
 - Toddlers Storytime with Miss Deb, Tuesdays at 11 am
 - Preschool Storytime with Miss Katy, Fridays at 11 am
 - Saturday Storytime with Miss Katy, 3rd Saturday each month at 11 am
 - Discovery Club (STEAM activities) every Tuesday at 3 pm
 - Teen Activity with Miss Stephanie, 2nd Thursday of the month at 4 pm
 - Monthly Activity for Children/Tweens and Parents, varies from Trivia or Game Day to Family Book Club

- In-Person Programs for Adults

- Pinterest Crafts one Saturday each month
- Book Club 2nd Wednesday of the month
- Coloring 4th Wednesday of the month

- Library Stats

- Overall visits in the last 4 months: 23,057

- Library Updates

- We participated in the Parks & Rec's Halloween event and estimated that we reached out to over 1000 children. Each child received candy, a library bookmark, and a small flyer of upcoming events at the library.
- Our Saturday Storytime for younger children (ages 4-8) is slowly growing but the children that attended enjoyed it.
- Our holiday party held on Dec. 7th was a lot of fun this year. We had the Monday Night Pickers providing background music, which got everyone into the holiday spirit. We had over 200 people join us, and they were welcomed with a small snow shower as they entered the library.

- General Information

- The Troutman Friends of the Library (TFOL) have elected all new officers and are working hard to reorganize the group. They have designed a new logo for the group, along with new TFOL merchandise that is available to purchase through their online store. She stated that they are very grateful for all the TFOL because without them they would not be able to provide the quality of programs that they do for the public. A membership to join the TFOL is only \$10 per year.
- The library will be closed on Friday, March 22 for our annual Staff Development Day. All 3 libraries in the Iredell County Public Library system will be attending this event. This is a chance for us to learn new technics and ways to better serve the community.
- We were fortunate to have a couple of local authors hold book talks at the Troutman Library. Ralph Dagenhardt discussed his book; Pop Smoke; and Kelly Rice Schmitt read her children's book; I Ship. These events were well received, and we are looking into doing more in the future.
- Upcoming events:
 - TFOL Valentine's craft on Friday, February 9 @ 11:45 am.
 - African Folktales on Wednesday, February 21 @ 4 pm.
 - The NC Reads program for adults. The first book is Poster Girls. It will be discussed on March 27. The next book is The Violin Conspiracy which is set for May 22. Both programs will be at 2 pm.

Ms. Hicks stated that they have had a few patrons express that it gets too loud in the library when programs are happening. They try to keep the volume down when programs are being held, but it is difficult when children are involved. She invited Council to stop by anytime commenting that they would be pleased with what they are doing and for what they are providing for the community.

Mayor Young commented that he looks forward to seeing what all the library is going to do in 2024.

13. ABC Store, (Layton Getsinger, ABC Board Chairman)

On behalf of the Troutman ABC Board (Wes Edmiston, Kim Cavin, and General Manager Evelyn Walls Coleman), Layton Getsinger, ABC Board Chair updated Council on the ABC Store's performance for the end of the 2nd Quarter of Fiscal Year 2023-2024 as follows:

• **Quarterly RECAP and Forecast**

- Budgeted Revenue for 2023-2024 is: \$3,007,000
- For The 2nd Quarter we experienced a modest increase in sales of 0.3% over last year's 2nd Quarter.
- We had sales of \$931,062 which is 31% of the Budget broken down as follows:
 - October: \$251,921 (3.6% up over last October)
 - November: \$284,379 (3.4% up over last November)
 - December: \$394,763 (-4% down over last December)
- 2nd Quarter Net Profit was: \$90,449 or 10% of Sales and 62% of annual budgeted profit. This is just slightly ahead of last year's \$88,268 in 2nd Quarter profits which was 9% of Sales.
- Budgeted profit after distributions for FY 2023-2024 is: \$145,151.

- Distributions for 2nd Quarter
 - Town of Troutman and its Recipients: \$26,092
 - Law Enforcement: \$5,130
 - Alcohol and Drug Education (DACI): \$7,182
- Inventory at the end of the 2nd Quarter: \$216,374. This is an increase of \$28,113 over last year.
- Current Retained Working Capital is: \$447,779 (against a max allowed of \$618,948) or 72%.
- Based on sales to date our projected revenue for the year is: \$3,350,000 which is \$300,000 ahead of budget.
- Projected Final Profit is: \$200,000.
- These numbers will start coming down in the 3rd quarter. As the daily averages start coming back to normal after Thanksgiving and Christmas.
- The 2nd Quarter of the year is typically our busiest of the year

FUN FACTS

- Since opening (7 years ago) the store has experienced \$17,429,877 in net sales.
- Distributions since opening in December 2016
 - Town of Troutman/Entities \$380,843
 - Alcohol Education/Rehab \$86,520
 - Law Enforcement \$61,800
 - Total: \$490,758
- There is a Net Profit of \$1,188,630 after distributions since opening or 7% of sales
- The store is at full staffing at the moment.
- Pending approval of the request to the council we will submit our final documents to the ABC Commission for their consideration and approval tomorrow and with the commission's approval we will have all the preliminary administrative tasking completed.

- **NEXT STEPS:**
 - Work with C2C to create a Reciprocal Easement Agreement
 - Once the board decides to move forward, Final steps will be:

- select a contractor (Design-Build)
- Select a building design
- Determine and obtain the type of financing
- Get town requisite sign-offs
 - Design Review Approval

Councilmember Paul Henkel addressed the success of the store in such little time. Mr. Getsinger stated that it is due in large to Council's support.

Mayor Young asked if the store is now fully staffed. Ms. Walls/Coleman replied that they are fully staffed.

V. NEW BUSINESS

14. Annexation Request AX-23-10 (Non-Contiguous), Applicant: BBC Rocky Creek, LLC, 19.511 (+/-) acres; PIN(s) 4740490827, located off Byers Road, (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented annexation request AX-23-10 stating that the request is a non-contiguous, voluntary annexation of 19.511 acres (+/-) located off Byers Road; the applicant is BBC Rocky Creek. The property, located in the Town's ETJ has already been rezoned to Conditional Mixed Residential. The applicant is now ready to annex the property to have access to water and sewer. Staff is recommending approval. A map showing the location of the property was presented in a PowerPoint presentation.

No public comments were made.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-In Sheet is attached to these minutes)

b. Approval of Ordinance 01-24 Titled: *"An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)"*

Upon motion by Councilmember Jerry Oxsher, seconded by Councilmember Paul Henkel, and unanimously carried, Ordinance 01-24 Titled: *"An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)"* was approved.

(Copied in full, Ordinance 01-24 is filed in Ordinance Book 10, Pages 79-81)

(Copied in full, Ordinance 01-24, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated February 5th and 8th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents" along with the Annexation Petition, Boundary Survey, aerial map, metes & bounds, and Public Hearing Notice)

15. Conditional Zoning Request CZ-RM-23-04, Applicant: Nest Homes on behalf of TCJ Development, LLC; 11.52 (+/-) acres; PIN(s) 4730794555, 4730795888, 4730797585, 4730891668, 4730890245; 803 Perth Road, at the northeast corner of Perth Road and Autumn Leaf Road, from Troutman HB (Highway Business) to Troutman CZ-RM (Conditional Mixed Residential), (Hair)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented rezoning case CZ-RM-23-04 stating that this is a conditional rezoning request. The applicant is Nest Homes on behalf of property owner TCJ Development, LLC. The property is currently in Town limits with the current rezoning of Highway Business. The applicant is requesting to rezone to CZ-RM (Conditional Mixed Residential) for the proposed use of the property is for 134 Townhome units. The property is approximately 11.52 acres in size. In a PowerPoint presentation, Ms. Hair displayed a map showing the properties location (803 Perth Road). A current zoning map and Land Use Map was also presented. She stated that the future land use map does take into account that these properties are zoned Highway Business and is showing this node as Neighborhood Commercial. A concept plan was presented as required with a conditional zoning request. There are 2 proposed entrances into the site, 1 off Perth Road and 1 off Autumn Leaf. There are 2 detention facilities proposed which is a requirement of the Town's watershed ordinance. Ms. Hair explained that the proposed density of the project is 10.42 units per acre (UPA); the Town's ordinance allows 12 UPA. If developed as currently zoned (HB), they could build an apartment complex at this location because multi-use housing is a permitted use in HB and HB does not have a density limit on apartment units. The Town's required open space is 10%; the applicant proposes 18%. There are no project boundary buffers required because the adjacent properties are residential, but the applicant is proposing a 25' buffer where adjacent to Calvin Creek. Ms. Hair addressed Zoning versus Land Use stating that the current zoning of HB is established to provide a wide variety of primary retail and service uses to a large trading area for persons residing in and/or traveling through the area and are typically located at an area like Exit 42. Permitted uses by right include not only multi-family development, but also hotels, automotive and boat sales, bars, taverns, microbrewery, drive-thru uses (including fast food), and light manufacturing workshops. Ms. Hair stated that the land use of Neighborhood Commercial (NC) is designed to encourage walkable commercial and mixed-use along key corridors. The list of commercial uses in this district is going to vary from the list in HB and would limit the size of retail and commercial centers. Apartments are permitted as a use in HB and NC. Townhomes are conditional in both HB and NC. Ms. Hair pointed out that a Traffic Impact Analysis (TIA) was required as part of this request stating that originally the applicant intended to build apartments on this site and at that time the TIA was done. When the applicant decided to build townhomes, they went back and adjusted the TIA. Although there was a reduction in density, the recommendations resulting from the TIA for improvements did not change. She stated that a community meeting was held with 2 attendees present on December 19, 2023, as required with conditional zoning. The required report from that meeting is included in the board's packet. Ms. Hair stated that the Planning Board recommended approval by a vote of 3-2 subject to the conditions as presented and the following additional conditions:

- The applicant will provide an easement on Perth Road for future widening purposes to follow the Troutman Mobility Plan and NCDOT TIP;
- Applicant agrees to provide 2-car garages on all rear-loaded units;
- All architectural conditions approved by the DRB will be incorporated into the elevations of the final product; and
- The applicant will provide an increase in streetscape on Autumn Leaf and Perth Road to be submitted and reviewed/approved by the Design Review Board (DRB).

Cameron Fox with Nest Communities presented a PowerPoint presentation addressing parking with a parking diagram showing 65 units having 2 car garages (rear load); 69 units with front load, 1 car garages, 69 tandem parking spaces, and 45 on-street parking spaces (7' x 21'). Units fronting Perth Road and Autumn Leaf Road will have 2 car garages to the back along the alley streets as recommended by the Planning Board. Mr. Fox presented the proposed streetscape plan as required by the UDO including the recommendation of the Planning Board to provide an easement on Perth Road for future widening purposes which follows the Troutman Mobility Plan and NCDOT TIP; and provide an increase in streetscape on Autumn Leaf and Perth Road to be submitted/reviewed and approved by the Design Review Board. He reviewed the base architectural guidelines as required by the UDO along with Planning Boards recommendation that all architectural conditions approved by the DRB will be incorporated into the elevations of the

final product that includes the following: 1) provide variation in roofline for the front façade of the building; 2) add shutters to the front of the buildings where applicable; 3) for front load units, add architectural details to provide and accent that detracts from the view of the garage door; 4) provide trim thickness of 6" minimum where applicable. Mr. Fox presented a site plan comparison of a new/revised site plan to the previous plan showing the 40' offset off Perth Road to accommodate future expansion. To accommodate the Troutman Capital Improvement Project there is a 10' multi-use path on Autumn Leaf, and the 5' sidewalk along Perth. Councilmember Jerry Oxsher questioned the revised plan layout asking if the number of units decreased. Mr. Fox replied that there are still the same number of units. The plan was tweaked to allow sidewalks to the front of the units that face Perth Road and Autumn Leaf Road. A question was asked if open space was recalculated due to tweaking the plan. Mr. Fox stated that it was not, they are well over the open space requirements. Councilmember Nicholas Jaroszynski asked if there is a way to prevent people from cutting through and if they considered emergency vehicle access. Mr. Fox replied that the connection with Perth Road would be right-in and right-out only with a median on Perth to discourage left turns and the streets would accommodate emergency vehicles. The entrance off Autumn Leaf will be full access movement and will be a public street. Councilmember Nicholas Jaroszynski asked if the TIA required any turn lanes at the intersection of Autumn Leaf and Perth. Mr. Fox replied that neither the original TIA nor the addendum to the TIA requires turning lanes, but the TIA still has to be reviewed and approved by NCDOT. Councilmember Paul Henkel asked if some type of calming device can be considered to discourage speeding. Mr. Fox stated that it is something that they can look into.

Mr. Glen Weber, area resident voiced concern regarding traffic congestion and that no turn lanes are being proposed. He also addressed traffic safety concerns.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-In Sheet is attached to these minutes)

b. Approval Ordinance 02-24 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Town of Troutman Highway Business (HB) to Town of Troutman Conditional-Mixed Residential (CZ-RM)”

Applicant approved to accept all conditions.

Upon motion by Councilmember Jerry Oxsher, seconded by Councilmember Paul Henkel, and carried, approved Ordinance 02-24 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Town of Troutman Highway Business (HB) to Town of Troutman Conditional-Mixed Residential (CZ-RM)” along with the condition that the applicant agree to and sign a consent with the conditions.

Yeas: Oxsher, Henkel, Harris, Nau

Nays: Jaroszynski

c. Approval of Statement of Consistency

Upon motion by Councilmember Felina Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved that rezoning to CZ-RM is consistent with the 2018 Troutman Strategic Plan's desire to provide different housing and price points in Troutman. Therefore, the proposed request is reasonable and in the public interest as it proposes to allow residential development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 02-24 is filed in Ordinance Book 10, Pages 82-85)

(Copied in full, Ordinance 02-24, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated February 5th and 8th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents" along with the staff report, application, concept plan, current zoning map, future land use map, community meeting report, P&Z Board certification of action taken, public hearing notice)

16. Annexation Request AX-24-01 (Non-Contiguous), Applicant: C2C Land Development, 7.822 (+/-) acres; PIN 4659096595, located at 1250 Charlotte Highway on the southwest corner of Charlotte Highway and Flower House Loop, (*Hair*)

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented annexation request AX-24-01 stating that the request is a non-contiguous, voluntary annexation of 7.822 (+/-) acres located at 1250 Charlotte Highway on the southwest corner of Charlotte Highway and Flower House Loop; the applicant is C2C Land Development. Staff is recommending approval. A map showing the location of the property was presented in a PowerPoint presentation.

No public comments were made.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-In Sheet is attached to these minutes)

b. Approval of Ordinance 03-24 Titled: "An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)"

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Felina Harris, and unanimously carried, Ordinance 03-24 Titled: "An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)" was approved.

(Copied in full, Ordinance 03-24 is filed in Ordinance Book 10, Pages 86-88)

(Copied in full, Ordinance 03-24, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated February 5th and 8th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents" along with the annexation petition, plat, site map, metes & bounds, and Public Hearing Notice)

17. Rezoning RZ-24-01; Applicant/Property Owner C2C Land Development; 7.8 (+/-) acres; PIN: 4659096596; located at 1250 Charlotte Hwy, on the southwest corner of Charlotte Hwy and Flower House Loop. The request is to rezone from Iredell County RA (Residential Agricultural) to HB (Highway Business). This rezoning is in conjunction with the property's annexation, (*Hair*)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Hair stated that this is the rezoning portion of the annexation Council just approved. She explained that once a property is annexed it needs to be assigned a zoning classification. Applicant/Property owner, C2C Land Development is requesting the zoning destination of Highway Business (HB) for the 7.8 acres. This is a traditional zoning, not conditional so no site plan is required as part of this application. In a PowerPoint presentation, Ms. Hair presented a map showing the property located on the corner of Flower House Loop and Charlotte Hwy. A current zoning map and Future Land Use (FLU) map were also presented. Ms. Hair explained that this property is not in the Town's FLU Plan and the map was drafted as to the property being in the Mooresville boundary area for annexation per the Town's annexation agreement with Mooresville. However, Mooresville has moved the annexation line upon

request by the Town and it is now in the Town's jurisdiction. Ms. Hair concluded by stating that the Staff and the Planning Board recommend approval. The requested zoning to HB is appropriate is consistent with the Town's land use vision and consistent with the use of adjacent properties.

No public comments were made.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-In Sheet is attached to these minutes)

b. Approval Ordinance 04-24 Titled: "An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County Residential Agricultural (RA) To Town Of Troutman Highway Business (HB)"

Upon motion by Councilmember Paul Henkel, seconded by Councilmember Jerry Oxsher, and unanimously carried, Ordinance 04-24 Titled: "An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County Residential Agricultural (RA) To Town Of Troutman Highway Business (HB)" was approved.

c. Approval of Statement of Consistency

Upon motion by Councilmember Felina Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved that rezoning to HB is consistent with the 2035 Future Land Use Map to allow appropriate highway-oriented commercial development at this location. The request is consistent with the currently adopted Unified Development Ordinance. The request is reasonable and in the public interest as it proposes to allow commercial development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 04-24 is filed in Ordinance Book 10, Pages 89)

(Copied in full, Ordinance 04-24, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated February 5th and 8th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents" along with the staff report, application, aerial map, current zoning map, future land use map, community meeting report, P&Z Board certification of action taken, public hearing notice, adjacent property owners notification letter)

18. Annexation Request AX-24-02 (Non-Contiguous), Applicant: Town of Troutman ABC Board; 7.6731(+/-) acres; PIN: 4659095027; located at 1270 Charlotte Highway, (Hair)

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented annexation request AX-24-02 stating that the request is a non-contiguous, voluntary annexation of 7.6731 (+/-) acres located at 1270 Charlotte Highway. The applicant is the Town of Troutman ABC Board. Staff is recommending approval. A map showing the location of the property was presented in a PowerPoint presentation.

No public comments were made.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-In Sheet is attached to these minutes)

b. Approval of Ordinance 05-24 Titled: “An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)”

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Paul Henkel, and unanimously carried, Ordinance 05-24 Titled: “An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)” was approved.

(Copied in full, Ordinance 05-24 is filed in Ordinance Book 10, Pages 90-91)

(Copied in full, Ordinance 05-24, is attached to these minutes and is filed on CD Titled: “Town Council Supporting Documents” dated February 5th and 8th, 2024 in CD Book #1 Titled: “Town Council Supporting Documents” along with the annexation petition, plat, site map, metes & bounds, and Public Hearing Notice)

19. Rezoning RZ-24-02; Applicant: Town of Troutman ABC Board; 7.6731 (+/-) acres; PIN: 4659095027; located at 1270 Charlotte Highway just to the South of the intersection of Charlotte Highway and Flower House Loop. The request is to rezone from Iredell County RA (Residential Agricultural) to HB (Highway Business). This rezoning is in conjunction with the property’s annexation, (Hair)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Hair presented rezoning request RZ-24-01 stating that the applicant/property owner is the Town of Troutman ABC Board. The property is currently zoned Iredell County Residential Agricultural (RA) and the property owner is requesting to rezone the 7.6731 acres to Highway Business (HB). This is a traditional rezoning, therefore no site plan is included as part of this application. The property is located on Charlotte Highway adjacent to the property of the case the Board just heard and is the rezoning portion of the annexation that was just approved. In a PowerPoint presentation, Ms. Hair presented a map showing the property location, a current zoning map, and a Future Land Use (FLU) map. She explained that this property was not considered when the Town FLU Map/Plan was drafted due to the property being in the Mooresville boundary area for annexation per the Town’s annexation agreement with Mooresville which has since been changed. Staff and the Planning Board recommend approval due to the land use being consistent with the use of adjacent properties and it fits into the Town’s land use vision.

No public comments were made.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-In Sheet is attached to these minutes)

b. Approval Ordinance 06-24 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County Residential Agricultural (RA) To Town Of Troutman Highway Business (HB)”

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Paul Henkel, and unanimously carried, Ordinance 06-24 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County Residential Agricultural (RA) To Town Of Troutman Highway Business (HB)” was approved.

c. Approval of Statement of Consistency

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Paul Henkel, and unanimously carried, approved that rezoning to HB is consistent with the 2035 Future Land Use Map to allow appropriate highway-oriented commercial development at this location. The request is consistent with the currently adopted Unified Development Ordinance. The request is reasonable and in the public interest as it proposes to allow commercial development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 06-24 is filed in Ordinance Book 10, Pages 92)

(Copied in full, Ordinance 06-24, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated February 5th and 8th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents" along with the staff report, application, aerial map, current zoning map, future land use map, community meeting report, P&Z Board certification of action taken, public hearing notice, adjacent property owners notification letter)

20. Adoption of a Memorandum of Understanding (MOU) Between Morningstar Properties, LLC and the Town of Troutman, (Wyatt)

Town Manager Wyatt recommended approval of the proposal as submitted. Town Attorney Gary Thomas is present if the Council has any questions regarding the MOU.

Upon motion by Councilmember Paul Henkel, seconded by Councilmember Jerry Oxsher, and unanimously carried, approved the adoption of a Memorandum of Understanding (MOU) between Morningstar Properties, LLC and the Town of Troutman as submitted.

(Copied in full, MOU is filed in MOU Book 1)

(Copied in full, MOU is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated February 5th and 8th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents")

21. Appointment of Tonya Bartlett as an Inside Voting Member on the Town of Troutman Planning and Zoning Board Filling the Unexpired Term of Kenneth Reid (Term expires 5-14-24) and Extending the Term for an Additional 3-year term Expiring 5-14-27, (Wyatt)

Town Manager Wyatt stated that Ms. Bartlett is currently serving as an inside alternate on the Planning Board. Per Town policy, the Council would move the alternate into the vacant position for the unexpired term. He continued by stating that due to the term expiring on May 14, 2024, it is the Council's option to appoint Ms. Bartlett to the term expiring then reappoint in May, or go ahead and appoint her for an additional 3-year term expiring May 14, 2027. Ms. Bartlett is willing to continue serving.

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Nicholas Jaroszynski, and unanimously carried, approved the appointment of Tonya Bartlett to fill the unexpired term of Kenneth Reid expiring May 14, 2024, and extend the term for an additional 3-year term with the term expiring May 14, 2027.

VI. PUBLIC COMMENTS

The public is invited to address the Town Council with comments or concerns. Public comment is limited to three (3) minutes per individual. Speakers are required to sign in at the podium and are required to adhere to Town Policy #51 Titled: "Policy Governing Comments from the Public at Town Meetings"

(For Live Streaming, go to the link on the home page of the Town Website at www.troutmannnc.gov)

No public comments were made.

VII. ELECTED / OFFICIALS / STAFF REPORTS AND COMMENTS

Elected Reports and Comments

Councilmember Nicholas Jaroszynski

- Thanked the town employees for their continued service commenting that the Town looks great.

Councilmember Felina Harris

- Wished everyone a Happy Black History Month requesting that everyone take the time to learn something new or different about someone.
- Commented that it was a great MLK program thanking Councilmember Nau and his wife for arranging the speaker. She has received positive feedback from the community.

Councilmember Eddie Nau

- Wished Town residents a Happy Valentine's Day.

Councilmember Paul Henkel

- Commented that based on the information received via email from Town Attorney Thomas, he suggested that Attorney Thomas propose an amendment to the Town's Remote Participation Policy for discussion and/or consideration at Council's March meetings to allow remote participation for rezoning at meetings; and suggested to eliminate Item 4 in the policy.

Mayor Young asked Attorney Thomas for feedback on Councilmember Henkel's suggestions. Attorney Thomas stated that he would be happy to make the changes but advised that it could lead to legal challenges regarding the rezoning if someone participates remotely. Following a voting question, Attorney Thomas explained that if participation is allowed remotely and the person participates but does not vote, it is a vote in the affirmative by statute. Mayor Young requested that Town Manager Wyatt and Attorney Thomas get together and make changes for consideration at the March meeting.

A brief discussion was held regarding dropped calls while participating remotely. Mayor Young stated that the policy does address that the person participating remotely has to voice their vote.

Attorney Thomas advised that he will not be at the Council's Agenda Briefing in March.

Councilmember Jerry Oxsher

- Commented that the MLK event was a wonderful experience thanking all in attendance and if you were not able to attend this year hopefully you can attend next year.
- Stated there is still time to sign up for the next Sprint into Spring event. The Town is about to kick off a great season for events, encouraging everyone to join in.

Mayor Young

- Commented that he is looking forward to the Town events coming forward.
- Wished everyone a Happy Valentine's Day

Staff Reports and Comments:

Emily Watson, Parks & Rec. Director

- Stated that the maintenance team has been working on the following projects:
 - Patio and seating area with additional tables beside the splash pad.

- Assumed the greenway responsibilities from the Public Works Department.
- Repaired ceiling fans and replaced the American flags at the Depot.
- Made repairs to the Little Free Library at the Depot.
- Picked up trash and worked on restoration of aesthetics along Wagner Street.
- Preparing for upcoming Youth Sports/field preparations
- Events and Programming:
 - Stated that Amber has been busy with events and programming.
 - Registration for the Craft Vendor Show in April is already full.
 - Thanked Lisa Crates and the Rotary Club for their partnership with the Valentine's event which was well received.
 - Classes will be held starting in March by a group of ladies from 1st Methodist Church teaching sewing, knitting, quilting, scrapbooking, and card making, taking one month at a time to teach a different skill. The sewing class filled up immediately and there are 10 people on the waiting list.
 - Sprint into Spring 5K/10K is 1 month away (March 10th). Registration, sponsorships, and volunteers are filling up. Registration is online at www.runsignup.com
 - Baseball Camp will be held on March 16th 9am – 3pm in the park for grades 1st-8th. South Iredell High School coaching staff will be leading the camp. Lunch will be provided.
 - Registration for the July 4th Parade is now open.

Justin Mundy, Finance Director

- Expressed congratulations to Jessica Davidson for the recognition of Employee of the Month for January and Tania Trent who became a grandmother today.
- Stated that the 3 ladies up front are very busy. They received almost 3000 phone calls in December and for February they are keeping data on what each call is for. Kimberly is busy with billing as well.
- Dealt with a few kinks in the Neptune 360 update that occurred a few months back, but the process is now going well.
- Smart Fusion software will go live in March or April. He asked that all citizens be patient because it is a new software for all of us.
- Gearing up for budget season. The department heads are doing a great job as always.

Lynne Hair, Planning Director

- Provided project updates as follows:
 - Stated that the sidewalk project (Talley, Rumble, Wagner Streets) has been slow-moving but is now progressing. The right-of-way plans have been submitted to NCDOT and once approved, right-of-way acquisition can begin. She also informed the Council that the environmental documents for that project have been approved.
 - Shared that the Murdock/Old Mountain/Main Street intersection project as presented in the Troutman Mobility Plan is on the Charlotte Regional Transportation Organization's (CRTPO) list of projects to be recommended for grant funding. It will go before the CRTPO Board on February 21st, so hopefully, they will know by the end of the month if those funds will be awarded for that project.
 - Stated that they have been doing a lot of plan reviews. Approved plans for permitting are the Houston Road Industrial project and Tractor Supply, therefore dirt should be moving soon.
 - Shared that Code Enforcement Officer Shane Harris is in the process of training in Minimum Housing. He currently has 3 active cases that he is working on. He has an inspection this week and will be holding a public hearing on one as well.

Councilmember Paul Henkel asked if there is any information regarding the “s” curves on Murdock Road. Town Manager Wyatt stated that the development of that area will dictate how fast that will get done. The I-77 and I-40 project went way over budget and is taking way longer to complete. He stated that according to Representative

McNeely and Senator Sawyer, we should have a lot more road maintenance and paving occurring and based on that conversation, the “s” curve will be further down on the list.

Josh Watson, Police Chief

- Reported the following;
 - In the month of January, the department did see calls for service increase from the month of December, but there was nothing significant.
 - Currently, there are 3 trainees in the Field Training Program and are progressing along really well.
 - Stated that he and Lt. Commander Payne have been working on the budget, getting quotes due to cost increases and reviewing statistics data from 2023 for the rest of 2024 and for future planning.

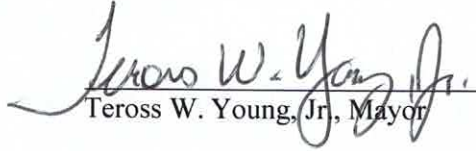
Councilmember Jerry Oxsher asked Chief Watson who to call for dead animals in the roadway. Chief Watson responded if it is a state road call NCDOT if it is a town street, it would be Public Works.

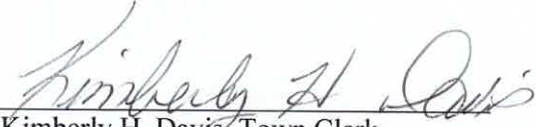
Ron Wyatt, Town Manager

- Thanked and recognized Reid Watson for volunteering in picking up trash on the greenway and in the park on a regular basis. .
- Stated that Staff has put out request for proposals for Solid Waste and Recycling service and currently have 4 vendors asking questions, all of whom he feels will follow through with submitting proposals. Mr. Wyatt explained that the fees went from \$9 to \$15 with the current provider stating that staff was told they will be going up even higher. He expressed appreciation to area managers who assisted staff in providing information. Manager Wyatt stated that Staff has been advised that each proposal is anticipated to be from 25-45 pages. The service contract will be a 5 year window with 2 year options afterwards. Staff will not enter into an agreement until Council has reviewed the proposals.
- Informed Council that the Exchange Club of Troutman and the Evening Exchange Club of Lake Norman should be visiting Council next month to request to do the Field of Flags on the Greenway again this year. Last year we all received compliments regarding how patriotic it was for the Town. They went up before Armed Services Day and was concluded on Memorial Day with a memorial service.
- Shared that the downstairs of the 1st unit the Town purchased on Wagner Street 5-6 years ago is complete. The upstairs residential part of that unit is 85% - 90% complete. He stated that the Town has received numerous inquiries for the use of the downstairs shell from a bicycle shop, different food services, cigar/bourbon option, and office space. He explained that the 2nd unit that was purchased last year still has a tenant upstairs. Sometime before summer the tenant will be shifted to the upstairs of the 1st unit while remodeling is taking place of the 2nd unit, and will have the option of staying or moving back once the remodel is complete.
- Stated that work in the Passport Office is continuing. The HR Director’s office is there and Michael Daly, IT will go there once his office is complete. The Planning house has 3 staff members and 3 offices with no more room to grow. Town Hall currently has 7 offices including the Police Department. Received the CO for the Parks & Rec. House within the last 6 weeks. That house has only 3 offices and as the staff grows there is no room for everyone that is needed. Most of Emily’s staff are outside workers but still need to come inside to do certain things. He stated that the Passport Office was purchased as part of the Downtown Expansion/Lytton Street Extension as was the two residential properties on Wagner Street which have increased in value of more than 50% since they were purchased.
- Stated that in a 4 year time period, the Town’s numbers have doubled in water customers and Town staffing has only went up approximately 27%.
- Commented that the Park continues to progress annually, but we cannot build everything people want due to budgetary restraints.
- Thanked all citizens that came out tonight, especially the Beauty Queens that sat through the entire meeting.

VIII. ADJOURNMENT

Upon motion by Councilmember Nicholas Jaroszynski, seconded by Councilmember Felina Harris, and unanimously carried, approved to adjourn the February 08, 2024 Town Council meeting at 9:20 p.m.


Teross W. Young, Jr., Mayor


Kimberly H. Davis, Town Clerk

(**) Adjustments to the Agenda

