

MINUTE BOOK XXXIII PAGES 30-38
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
MARCH 14, 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, March 14, 2024 at 7:00 p.m. with Mayor Teross W. Young, Jr., presiding.

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

Councilmembers Absent: Felina L. Harris

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; Austin Waugh, Public Works Director; Gary Thomas, Town Attorney; Travis Goldstein, 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 Councilmember Paul Henkel

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO AND ADOPTION OF THE AGENDA ()**

- Move Agenda Item 15 Recognition of Josh Watson and Emily Watson Lifesaving Award) as the new Agenda Item 12
- Remove Item 13 – Recognition of South Iredell JROTC; postponing to another month.

Upon motion by Councilmember Nau, seconded by Councilmember Jaroszynski, and unanimously carried, approved adoption of the March 14, 2024 Town Council meeting agenda as amended.

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. Consider Approval of Regular Meeting Minutes of January 11, 2024
2. Consider Approval of Special Meeting Minutes of January 30, 2024

3. Consider Approval of Closed Session Minutes of January 30, 2024
4. Consider Approval of Agenda Briefing Meeting Minutes of February 05, 2024
5. Consider Approval of Regular Meeting Minutes of February 08, 2024
6. Consider Approval of a High-Density Watershed Permit for "The Doryian" a Senior Apartment Project to be Located on the Southwest Corner of Talley and Lytton Streets
7. Consider Approval of a Fee In Lieu of Sidewalk requested by Urban Design Partners on Behalf of Shinn Farms for a Portion of Sidewalk Along Weathers Creek Road
8. Consider Approval of Town Policy #65 Titled: "*Town of Troutman Planning Board New Member Training*"
9. Consider Approval of Southern Corrosion Water Tank Maintenance Contract
10. Consider Approval of Amending Policy #56 Titled: "*Remote Participation Policy for Meetings of the Troutman Town Council*"
11. Consider Approval of an Agreement for a Position to Purge Records

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

(Copied in full, Policies 56 and 65 are filed in Policy Manual #1)

(Copied in full, water tank contract is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated March 11th, and 14th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents")

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

*** 12. Recognition of Josh Watson, Police Chief; Emily Watson, Parks and Rec. Director, (Wyatt)**

Town Manager Wyatt recognized Police Chief Josh Watson and Parks and Rec. Director Emily Watson for their outstanding and emergent efforts in performing a life-saving act this past Sunday at the Sprint into Spring 5K, where a gentleman collapsed at the finish line. Because of Town policies and training in place, the administration of CRP and the AED Fibulator, and with the help of two others who have not been identified, was able to bring the gentleman (Mr. Milsaps) back to life.

Mayor Young presented the Certificate of Recognition to both Josh and Emily Watson commenting that the Council appreciates all they do every day. He stated that he knows this is something they feel like they should do, and he would agree, but they do extraordinary work and lifesaving is not beyond both of them.

***12. 13. Recognition of Andrew Ventresca as "Town of Troutman Employee of the Month" for February, (Ron Wyatt, Town Manager / Lynne Hair, Planning Director)**

Lynne Hair, Planning and Zoning Director recognized Andrew Ventresca as the Town's Employee of the Month stating that this award an award that Andrew deserves every month. He consistently goes above and beyond when it comes to serving the Town. She stated that Andrew has been with the Town for

approximately 2.5 years and has seen firsthand what an asset he is. He provides excellent customer service to our residents and development community. Comments that Ms. Hair has heard quite often about Andrew are how prompt and professional he is, and that he provides helpful information with kindness and a touch of humor. Ms. Hair stated that everyone at Town Hall is especially appreciative of his sarcastic streak and ability to lighten the mood. Ms. Hair continued by stating that Andrew has a tremendous amount of transportation expertise. For those of you who are unaware, Andrew serves as Vice-Chair of the CRTPO Technical Coordinating Committee. He has helped secure several grants, one of which has allowed the drafting of an up-to-date Mobility Plan which the Town used to secure funding for the improvement of the intersection at Old Mountain Road, Murdock Road, and US Hwy 21. Andrew was integral in securing those funds (\$2 plus million dollars.) She thanked Andrew for putting the town in a great position to acquire the grant funds and for showing up every day, doing his job, and doing it well.

Mayor Young commented that he was with Andrew last night at a Lake Norman Transportation Committee meeting and he can tell that from that meeting that Andrew has made an impression within the transportation network of the whole region. He is counted on by many people in this region for his knowledge and experience. There is much more to come and he is glad the Town has Andrew on board. Mayor Young concluded by thanking Andrew for what he does every day.

**Removed from the Agenda*

~~**13. Recognition of South Iredell Marine Corps JROTC In Honor of Winning 1st Place Overall in the Daniel Boone Invitational Drill Meet and Placing 1st Overall in the Armed Category and 2nd Overall in the Unarmed Category in the Regionals, (Wyatt)**~~

14. Recognition of CR Onsrud in Receiving the North Carolina Chamber Award, (Mayor Young)

Mayor Young stated that he attended the North Carolina Chamber's Annual Meeting in Raleigh when CR Onsrud was announced in receiving an award in the category of medium-to-large business for the title of "Coolest Thing Made In North Carolina" (Q-Series 5-Axis CNC Machine). A video was played displaying the Q-Series 5-Axis CNC Machine as well as other areas within the company. He read aloud and presented a Certificate of Recognition in the company's honor before turning over the floor to Mr. Tom Onsrud.

Tom Onsrud, accompanied by wife Shelly, son Jeff Onsrud, Director of Sales and Business Development, and Marketing Director Drew Richards attended the meeting. Tom and Jeff Onsrud accepted the Certificate of Recognition. Tom Onsrud commented that "they make cool stuff that makes cool stuff", from kitchen cabinets, household furniture, airplane parts, hypersonic missile nose cones, aerospace and defense parts, etc. are made here in Troutman (American made). In expressing thanks and appreciation for the recognition, Jeff Onsrud stated that the company received the Chamber award because of all the great people who work at their facility, many of whom live here in Troutman or surrounding cities. Tom Onsrud shared that they moved in with 30 employees and now there are 230 employees and when the new building is complete, there will be an additional 100 people working for the company.

Mayor Young commented that it is a great recognition for an awesome business in the community. He stated that Council loves to see a company offering a place where people can work, live, and play. Manager Wyatt stated that the business started at Houston Road and Main Street and then grew and had the vision that the family had. They are truly a global company as far as people seeking their products. He stated that Tom had the vision to not only sell parts but to create them, and at the same time helping the community to grow.

~~*15. Recognition of Josh Watson, Police Chief; Emily Watson, Parks and Rec. Director, (Wyatt)~~
This item was moved up on the agenda as new Item 12

IV. NEW BUSINESS

16. Annexation Request AX-24-03 (Contiguous), Applicant: Salih Boysan, 4.1 (+/-) acres; PIN(s) 4731939064, 4731927704, located at 398 Hemi Drive, (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented annexation request AX-24-03 stating that Salih Boysan, the applicant and property owner of the 4.1 acres is requesting 'continuous' annexation. The property is currently zoned Suburban Residential (RS). Council will also hear their request for rezoning which is part of this annexation.

Mayor Young Closed the Public Hearing

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

b. Approval of Ordinance 07-24 Titled: "An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)"

Upon motion by Councilmember Henkel, seconded by Councilmember Oxsher, and unanimously carried, Ordinance 07-24 Titled: "An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)" was approved.

(Copied in full, Ordinance 07-24 is filed in Ordinance Book 10, Pages 93-96)

(Copied in full, Ordinance 07-24, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated March 11th and 14th, 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)

17. Rezoning Request RZ-24-03, Applicant: Salih Boysan; 4.1 (+/-) acres; PIN: 4731939064, 4731927704; located at 398 Hemi Drive, on the east side of Rumble Street, from Town of Troutman Suburban Residential (RS) to Town of Troutman Town Residential (RT), *(Hair)*

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented rezoning request RZ-24-03 stating that this is the rezoning portion of the annexation that was just approved. The 4.1 (+/-) acres are located at 398 Hemi Drive from Suburban Residential (RS) to Town Residential (RT). She stated that this request is a traditional rezoning, therefore no site plan was submitted. Ms. Hair presented a map showing it is off Hemi Drive and Rumble Street. The current zoning map and future land use map that shows the adjacent properties that are already zoned RT is also owned by the applicant who intends to develop a by-right subdivision of approximately 18 units on the property. The request complies with the future land use map which shows the property as medium-density residential allowing 2-3 units per acre. Ms. Hair stated that the Planning Board recommended approval of the request by a 6-1 vote; Staff recommends approval due to the request being consistent with the future land use plan and the zoning 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 08-24 Titled: “*An Ordinance Changing The Zoning Classification Of The After Described Property From Town of Troutman Suburban Residential (RS) to Town of Troutman Town Residential (RT)*”

Upon motion by Councilmember Henkel, seconded by Councilmember Jaroszynski, and unanimously carried, approved Ordinance 08-24 Titled: “*An Ordinance Changing The Zoning Classification Of The After Described Property From Town Of Troutman Suburban Residential (RS) to Town of Troutman Town Residential (RT)*”

c. Approval of Statement of Consistency

Upon motion by Councilmember Henkel, seconded by Councilmember Jaroszynski, and unanimously carried, approved that rezoning to RT is consistent with the 2035 Future Land Use Map to allow appropriate medium-density residential development at this location. The request is consistent with the currently adopted Unified Development Ordinance. 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 08-24 is filed in Ordinance Book 10, Pages 97)

(Copied in full, Ordinance 08-24, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated March 11th and 14th, 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, P&Z Board certification of action taken, public hearing notice)

18. Text Amendment TA-24-01: Amend Article 5.3.2 Parking Provisions of the Troutman UDO, Moving Section (K) to the Newly Created 5.3.3 Maintenance, (Hair)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented text amendment TA-24-01 stating that when Staff looked through the parking section of the UDO Staff discovered a section that did not fit. Article 5.3.2 only applies to the maintenance of new parking lots. In making sure the language applies to all parking lots Staff feels that (k) in Article 5.3.2 should be removed and a new section added that would apply to all parking lots, new and existing so civil penalties can apply if parking lots are not maintained. The new section, Article 5.3.3 would read as follows:

"Maintenance: Off-street parking areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, off-street parking area surfaces shall be kept in good condition (free from potholes, etc.), and parking space lines or markings shall be kept visible and distinct."

Ms. Hair stated that Staff and the Planning Board recommend approval.

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 09-24 Titled: "An Ordinance Amending The Town Of Troutman Unified Development Ordinance"

Upon motion by Councilmember Henkel, seconded by Councilmember Oxsher, and unanimously carried, Ordinance 09-24 Titled: "An Ordinance Amending The Town Of Troutman Unified Development Ordinance" was approved as presented.

c. Approval of Statement of Consistency

Upon motion by Councilmember Oxsher, seconded by Councilmember Henkel, and unanimously carried, that the text amendment is consistent with the 2018 Strategic Plan and the Unified Development Ordinance and is reasonable and in the public interest as it is consistent with the goals of the Troutman Strategic Plan.

(Copied in full, Ordinance 09-24 is filed in Ordinance Book 10, Pages 98-100)

(Copied in full, Ordinance 09-24, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated March 11th and 14th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents" along with the staff report, and Public Hearing Notice)

19. Appointment of George Harris to the Design Review Board for a 3-Year Term, (Hair)

(vacancy since 11-12-23 expiring 11-12-26) or 4-14-27.

Ms. Hair stated that per Town policy, applicants are to appear before the Board they are applying for and Mr. Harris did come before the Design Review Board (DRB) at last month's meeting. The DRB recommends the appointment of Mr. Harris.

Upon motion by Councilmember Oxsher seconded by Councilmember Henkel, and unanimously carried, approved the appointment of George Harris for a 3-year term

(Copied in full, application is filed on CD Titled: "Town Council Supporting Documents" dated March 11th and 14th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents")

V. 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

- Spoke to the success of the Sprint into Spring 5K and the lifesaving efforts of the town employees and the citizens that assisted. He commented that the incident was tragic, but he was glad that the town employees were trained to help revive the gentleman.

Councilmember Eddie Nau

- Wished everyone a Happy St. Patricks Day on Sunday and a Happy Easter that will be occurring in 2 weeks.

Councilmember Paul Henkel

- Congratulated all honorees that were recognized. He thanked employees Josh Watson, Police Chief; Emily Watson, Parks Rec. Director; and Andrew Ventresca, Associate Planner for all they do for the Town.
- Wished everyone a Happy St. Patricks Day upcoming up, and Happy Easter.

Councilmember Jerry Oxsher

- Commented that it is a lovely time of the year, and if anyone has not had a chance to visit the park, it has a lot going on and is a fun place to be.
- Thanked all Staff involved with keeping the greenway and park maintained and clean commenting excellent work.

Mayor Young

- Expressed appreciation for Staff and all their hard work. He also expressed appreciation for Chief Watson and Emily Watson, Parks & Rec. Director being there for the gentleman in need.
- Commented that Sprint into Spring 5K was an awesome event with over 400 people in attendance, thanking everyone who helped to make it a positive event.
- Wished everyone a Happy and safe Easter Holiday.
- Stated that it was a great Strategic Planning Meeting and that staff did a great job presenting. He expressed appreciation for their time and effort in sharing thoughts and updates commenting that he looks forward to working with them all in 2024.

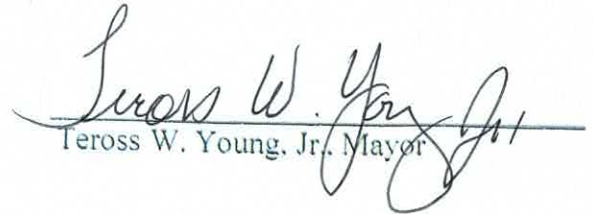
Staff Reports and Comments:

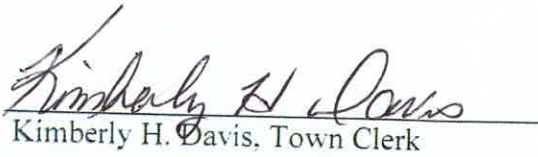
Ron Wyatt, Town Manager

- Stated that the Spring into Spring 5K was the largest 5K held with over 400 participants thanking all that helped make it a success.
- Commented that the grassy area across the street (south-east) of the Town Hall is now a temporary parking lot.
- Explained that one of the reasons the town is spotlighting employees is because people on social media criticize before they do their research. He spoke to Andrew Ventresca's accomplishment in the Town receiving grants.
- Commented on the growth of the departments within the Town stating that the Town is making incremental increases in staff and services. The Town Clerk is training Jessica Davidson as an assistant and Ms. Hair now has 3 employees in the Planning Department. Public Works is busy in verifying that all homes within the Town limits are free of lead contamination. The Town has also incrementally transitioned some services such as general maintenance, mowing of parks and greenways from the responsibilities of the Public Works Department to the Parks and Rec. Department. Mr. Wyatt commented that Staff likes to engage with citizens that have questions and have meaningful dialogue with those that help find the solutions to make our community a better place to live and work. Mayor Young thanked the Finance Officer Justin Mundy for all his work as well.

VIII. ADJOURNMENT

Upon motion by Councilmember Jaroszynski, seconded by Councilmember Oxsher and unanimously carried, approved to adjourn the March 14, 2024 Town Council meeting at 7:58 p.m.


Teross W. Young, Jr., Mayor


Kimberly H. Davis, Town Clerk

(**) Adjustments to the Agenda

