

**MINUTE BOOK XXXIII PAGES 47-55
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
APRIL 11, 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, April 11, 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

Councilmembers Absent: Nicholas D. Jaroszynski

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; Jessica Davidson; 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 Paul Henkel

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO AND ADOPTION OF THE AGENDA ()**

** Removal of Item V. 10 - Request for Demolition of an Abandoned Residential Structure located at 135 Ruffin Loop, Troutman, North Carolina, 28166 (HC-22-09), continued until Council's May meeting.

** Addition of new Item 13 - Consider Solid Waste Proposal from Waste Pro of North Carolina, making the current Item #13 the new Item #14.

Upon motion by Councilmember Nau, seconded by Councilmember Henkel, and unanimously carried, approved adoption of the April 11, 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. Consider Approval of Strategic Planning Retreat Minutes of February 26, 2024
2. Consider Approval of Agenda Briefing Meeting Minutes of March 11, 2024
3. Consider Approval of DRB-24-01; Building Elevation as Recommended by the Design Review Board to Include Materials and Colors for a Waffle House Restaurant to be Located at 175 Julian Place

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

(Copied in full, building elevations are filed on CD Titled: "Town Council Supporting Documents" dated April 8th, and 11th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents")

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

4. **Recognition of Amber Ward as "Town of Troutman Employee of the Month" for March, (Ron Wyatt, Town Manager / Emily Watson, Parks & Rec. Director)**

Emily Watson, Parks & Rec. Director recognized Amber Ward as the Employee of the Month for March. Amber is the Town of Troutman Special Events Coordinator She is creative, organized, responsible, and punctual and has successfully planned several events since joining the Town 6 months ago. Amber has fostered many relationships in the community, takes pride in her work, and communicates well with her teammates and Town citizens, representing the Town well. This past weekend, Amber did a fabulous job leading the Spring Craft Expo and is already planning a number of events for the spring and summer. Ms. Watson stated that she is grateful for her hard work and sincerity.

Mayor Young expressed appreciation and thanks for the work she does for the Town and the Parks and Rec. Department.

5. **Proclamation Recognizing Kevin Reed, Jr., Crew Chief for Venturini Motorsports, (Mayor Young)**

Following the reading of Proclamation 01-24 recognizing Kevin Reed, Jr., Crew Chief for Venturini Motorsports, Mayor Young presented the Proclamation to Mr. Reed congratulating him on his accomplishments and thanking him for being a great member of our community. Councilmember Nau congratulated Mr. Reed on his wins stating that he was privileged and lucky enough to be present at the race that was held in Daytona.

Mr. Reed address Council thanking them for the recognition.

6. Proclamation for 'National Child Abuse Prevention Month', (Mayor Young)

Mayor Young read aloud Proclamation 02-24 recognizing April 2024 as National Child Abuse Prevention Month in Troutman in partnership with many other services within Iredell County urging citizens to recognize this month by dedicating themselves to the task of improving the quality of life for all children and families. He stated that the Proclamation was read aloud by Town Manager Wyatt at the ceremony held on the greenway on March 28th by tying of ribbons on a tree located in front of the Fire Department.

(Copied in full, Proclamation 01-24 and 02-24 are filed in Proclamation Book 1)

(Copied in full, certificate and proclamations are filed on CD Titled: "Town Council Supporting Documents" dated April 8th, and 11th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents")

IV. STANDING QUARTERLY REPORTS

7. ABC Store, (Evelyn Coleman, ABC Store General Manager)

On behalf of the Troutman ABC Board (Wes Edmiston, Kim Cavin, and Layton Getsinger), General Manager Evelyn Coleman updated Council on the ABC Store's performance for the end of the 3rd Quarter of Fiscal Year 2023-2024 as follows:

- Quarterly RECAP and Forecast
 - Budgeted Revenue for 2023-2024 is: \$3,007,000
 - For The 3rd Quarter the store experienced an increase in sales of 6% over last year's 3rd Quarter.
 - Sales were \$741,090, which is 25% of Budget broken down as follows:
 - January: \$228,262 (6% ↑ over last January)
 - February: \$239,878 (9.3% ↑ over last February)
 - March : \$272,949 (3.5% ↑ over last March)
 - 3rd Quarter Net Profit was: \$59,212 or 8% of Sales and 62% of annual budgeted profit. This is an increase of \$14,027 or 31% increase over last year's \$45,185 in 3rd QTR profits.
 - Budgeted profit after distributions for FY 2023-2024 is: \$145,151.
 - Distributions for 2nd Quarter to the Town of Troutman and its Recipients: \$20,878
 - Law Enforcement: \$3,401
 - Alcohol and Drug Education (DACI): \$4,761
 - Inventory at the end of the 3rd QTR: \$242,181
 - This is an 18% increase or \$39,347 over last year
 - Current Retained Working Capital is: \$517,110 (against a max allowed of \$618,948) or 84%.
 - Based on sales to date our projected revenue for the year is: \$3,310,000 which is \$303,000 ahead of budget.
- FUN FACTS
 - Since opening the store has experienced \$17,118,231 in net sales.
 - Distributions since opening in December 2016

- Town of Troutman/Entities \$401,721
- Alcohol Education/Rehab \$91,281
- Law Enforcement \$65,201
- The store has a Net Profit of \$1,252,870 after distributions since opening, or 7% of sales.
- All approvals have been received from the ABC Commission for moving ahead with the 2nd store.
 - Next steps:
 - Work with C2C to create a Reciprocal Easement Agreement.
 - Working out water and sewer sourcing.
 - Request for Qualifications (RFQ) has been written with a few minor adjustments were needed.
 - Once the board decides to move forward, Final steps will be:
 - Select a Design-Build contractor.
 - Select a building design.
 - Gain approval of the Design Review Board.
 - Determine and obtain financing.

Upon request of Councilmember Oxsher, Ms. Coleman is to provide a copy of the numbers just presented. Councilmember Henkel commented that the store's progress amazes him, and kudos to the ABC Board and store staff stating that all are doing a great job. Mayor Young thanked Ms. Coleman for what she and the Board continue to do, and he is looking forward to the 2nd store.

V. NEW BUSINESS

8. Selection of Town of Troutman “Citizen of the Year” and; 9. Selection of Town of Troutman “Organization of the Year”, *(Mayor Young)*

Councilmember Nau nominated Donna Lambert, President of Help Ministries as ‘Citizen of the Year’.

Councilmember Oxsher nominated Lowe’s Home Improvement as ‘Organization of the Year’

Upon motion by Councilmember Nau, seconded by Councilmember Oxsher, and unanimously carried, approved nominations of Donna Lambert as the Town of Troutman ‘Citizen of the Year’, and Lowe’s Home Improvement as ‘Organization of the Year’.

(Copied in full, nomination forms are filed on CD Titled: “Town Council Supporting Documents” dated April 8th, and 11th, 2024 in CD Book #1 Titled: “Town Council Supporting Documents”)

~~ 10. Request for Demolition of an Abandoned Residential Structure Located at 135 Ruffin Loop, Troutman, North Carolina, 28166 (HC 22-09), (Shane Harris, Code Enforcement Officer)~~**
~~a. Call for a Public Hearing; b. Approval of Ordinance 10-24 Titled: “An Ordinance Requesting The Demolition Of An Abandoned Residential Structure Located At 135 Ruffin Loop, Troutman, North Carolina, 28166”~~

11. Approved Request from Students Against Violence Everywhere (SAVE) Promise Club of South Iredell High School (SIHS) in Recognition of Mental Health Awareness Month, (Wyatt)

Manager Wyatt stated that the school advisor had requested that the SAVE Promise Club be allowed to place purple ribbons and signage at the tree on the greenway in recognition of Mental Health Awareness Month. This request would take place once the ribbons are removed at the end of April that were placed in recognition of Child Abuse Awareness Month. He stated that late this afternoon the school advisor called to say that there are not any students available to attend due to various sports and other school commitments.

Upon motion by Councilmember Nau, seconded by Councilmember Henkel, and unanimously carried, approved the request

Mayor Young asked that the Town Manager invite them at the request of the Council to next month's meeting.

12. Consider Appointments / Nominations to Town Boards, (Wyatt)

a. Board of Adjustment

1. Appointment of an Inside Voting Member for a 3-year Term to Replace the Expired Term of Kenny Overcash (Pauline Grant-Jones) and;
2. Nomination of ETJ Voting Member – Term Expiring May 24, 2024 (Lee Geiger)

Upon motion by Councilmember Harris, seconded by Councilmember Nau, and unanimously carried, approved appointment of Pauline Grant-Jones as inside voting member and nomination of Lee Geiger to the Iredell County Commissioners for consideration of appointment as ETJ voting member.

b. Planning and Zoning Board

1. Re-appointment of an Inside Voting Member – Term of Karen VanVliet Expiring May 14, 2024
2. Nomination of an ETJ Voting Member – Term of Mark Taylor Expiring June 30, 2024

Town Manager Wyatt advised that there are 2 applications submitted for Council's to consider for nomination as the ETJ voting member (Mark Taylor seeking re-appointment and new applicant Lauren Cummings). He advised Council that Ms. Lauren Cumming attended the Planning and Zoning Boards training session last month.

Upon motion by Councilmember Nau, seconded by Councilmember Henkel, and unanimously carried, approved the re-appointment of Karen VanVliet as inside voting member to the Planning and Zoning Board; and nomination of Lauren Cummings to the Iredell County Commissioners for consideration of appointment as ETJ voting member.

(Copied in full, applications to serve are attached to these minutes and are filed on CD Titled: "Town Council Supporting Documents" dated April 8th and 11th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents")

13. **Consider a Solid Waste Proposal, (Wyatt)

Town Manager Wyatt stated that he has confirmed cost as requested at Monday's Agenda Briefing stating that Waste Pro's proposal is a combined total \$18.52 per month that includes providing navy blue cans for regular trash and green for recycling; both will have the Town of Troutman logo. Staff still needs to confirm if it would be 7 years, or 5 years with a 2 year option before the cans become the Town's. Manager Wyatt stated that he submitted by email today all the Town customers names and addresses to Waste Pro.

Melinda Barkley, representative of Waste Pro who was present to answer questions stated that they will be sending out general communications to residents/customers advising of the change in service, who they are, service timeline, etc.

Manager Wyatt shared that Finance Director Mundy has received positive feedback from other municipalities that have transitioned to Waste Pro.

Councilmember Henkel asked about the start date proposed. Manager Wyatt stated the 1st week of July. Councilmember Henkel asked about the cost of extra containers. Manager Wyatt replied that it had not been determined yet, but it should be around \$12 for trash and \$7 for recycling. Ms. Barkley verified that all current cans will be replaced with new ones. There will be a 30 day transition period. Councilmember Oxsher asked about bulk pickup. Manager Wyatt responded that the language regarding the 2 times a year for bulk pickup was taken out of the proposal. The details regarding the best method for the bulk pickup still has to be ironed out, as well as the fee structure that goes with it. It would be simpler to offer bulk pickup on a regular basis. Manager Wyatt stated for the record that the contract rates with the existing company was going to change as well.

Upon motion by Councilmember Henkel, seconded by Councilmember Oxsher, and unanimously carried, approved authorization of the Town Manager finalizing the details of the agreement along with a review by the Town Attorney to move forward with the solid waste proposal.

(Copied in full, proposal is filed on CD Titled: "Town Council Supporting Documents" dated April 8th and 11th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents")

14. Discuss System Development Fee Analysis, (Wyatt / Benjie Thomas, West Consultants)

Town Manager Wyatt stated that a System Development Fee Analysis if not only something the state suggest, but requires. Staffs intent is to take Council's recommendation and send out stating that it has to be publically posted for 45 days before the new fees can occur.

Town Engineer Benjie Thomas reiterated that the System Development Fee Analysis has to be posted 45 days on the Town's website allowing review and comments by the public before it can be finalized. Next steps: hold a public hearing and adopt at the Council's June meeting. He explained that the purpose behind the analysis is primarily due to the General Statutes (GS) requirement that every municipality or public entity that provides water and sewer services charge a one-time connection fee, currently called an availability fee which is \$2,000 for water, and \$3,000 for sewer. This fee is in addition to the actual purchasing of the tap and meter, and in addition to any monthly fees. The fees help offset the Town's cost

for water and sewer capacity to the entire town and for the cost of contracted services for the treatment of water and sewer. Therefore the purpose of these fees is to offset those costs and the purpose of this study is to justify the charge for these one-time fees for first connections. These fees are designed for treatment capacity cost, and major items such as trunk lines, water tanks, and pump stations; items that provide overall capacity. Engineer Thomas stated that with these new fees, the town is allowed to offset not only the cost of new capacity but capacity that is already in the town's system in excess of what is needed to serve existing customers; the Town can require new customers to pay their fair share of the benefit of those assets which is called a buy-in/combined method and also the cost of future capital improvements and future treatment capacity that the town will have to purchase. Engineer Thomas explained that there is a lot of forecasting that goes into the study including the estimated future population totals. The GS gives a range of 5-20 years and he chose 20 years so that they can look out as far as they can to see what the Town service area might be in 20 years (map in the appendix). That area includes 17,000 acres that contain 5600 acres that has the potential to be developed in the future, which was what was used to come up with a potential population that would need water/sewer services. He stated that another exercise in the forecast is what density the acreage might develop. He stated that on average he estimates 2 units per acre. If the whole service area that has been identified was built out, there could be approximately 15,500 new units including projects going on now, not including the existing water and sewer customers. He used 325 units per year on an average for 20 years to come up with the 6,500 new units to be served with water and sewer. The Town would need 2.2 million gallons daily in additional water and sewer. Capital projects would be needed to accommodate those needs along with the purchase of additional treatment capacity. In calculating the maximum residential unit system development fee (availability fee) could be as high as \$5,555 for water, and \$6,139.73 for sewer. He stated that the Town is not setting what they can charge; the Town is setting the maximum cost of what they could charge. Engineer Thomas asked that Council review the report and provide feedback. It can then be finalized, and then adopt it setting the maximum per statute of what the Town is allowed to charge new customers. Also, when it is adopted, Council might want to change the name from Availability Fees to System Development Fees. General Statutes require that it be updated every 5 years, but it would be up to Town Council if they wish to update more often. Manager Wyatt stated that the report is based on the current growth rate and the available land that could potentially be developed at this time. It is providing the Town with foresight that we need to raise our fees in anticipation of that projected growth with the land area that has been identified.

(Copied in full, draft analysis/report is filed on in the town vault and on CD Titled: "Town Council Supporting Documents" dated April 8th and 11th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents")

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 Harris

- No comments

Councilmember Nau

- Congratulated Donna Lambert in being selected as the Town of Troutman Citizen of the Year and Lowe's in being selected as Organization of the Year. He thanked last year's Citizen of the Year Mary Starks and Food Lion who was last year's Organization of the Year for all that each have done for the community.
- Wished SIHS JROTC the best of luck in the National Competition that they are currently attending.

Councilmember Henkel

- Congratulated the Citizen and Organization of the Year appointed tonight as well as the past awardees. He looks forward to the upcoming year with the newly selected.

Councilmember Oxsher

- Stated that the signage and banners in Town look phenomenal. It shows that the Town is active. Commented that staff keep up the good work.

Mayor Young

- Expressed appreciation for all the work everyone did at the Budget Retreat and providing detail reports for Council to consider. He looks forward to refining the budget before finalizing it in July.

Staff Reports and Comments:

Ron Wyatt, Town Manager

- Expressed appreciation to staff and all their hard work.
- Commented that since there is a Closed Session, there is not going to be staff reports given tonight.
- Apologized, stating that the YouTube live stream of the meeting messed up tonight, but it has been recording and may be possible to get that recording on YouTube.

VIII. CLOSED SESSION PURSUANT TO GENERAL STATUTES 143-318.11(a)(3) TO CONSULT WITH ATTORNEY

Mayor Young called for a Closed Session pursuant to North Carolina General Statutes (NCGS) 143-318.11(a)(3) to consult with an attorney.

Along with Mayor Young and Town Council, Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Jessica Davidson; and Gary Thomas, Town Attorney joined the Closed Session.

Upon motion by Councilmember Henkel, seconded by Councilmember Harris, and unanimously carried, approved to hold a Closed Session pursuant to NCGS 143-318.11(a)(3) to consult with attorney.

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 Harris, and unanimously carried, approved to reconvene open session.

Action taken as a result of the Closed Session:

Upon motion by Councilmember Oxsher, seconded by Councilmember Nau, and unanimously carried, approved an agreement between the Town and an attorney to represent the Town on a legal matter.

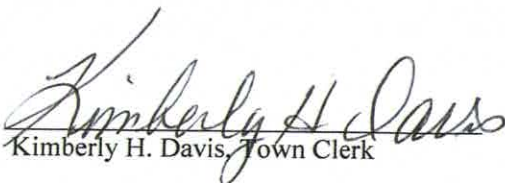
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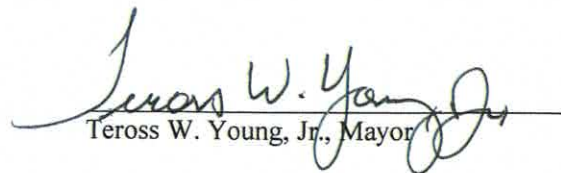
Discussion Regarding Troutman ESC Park

Town Manager Wyatt stated he met with the President of Key Stone and Marty Todd, Vice President of Smoto Electric who confirmed that Key Stone is closing on December 31st, 2024. Manager Wyatt stated that he inquired about the Troutman ESC Park and was informed that the lease was good through 2041. In speaking with Jan Comer, he was told there should have been 3 modifications to the original lease. The Town Clerk only found the original and the dog park amendment. Town Clerk and Town Attorney Thomas to further research for additional lease amendments. He stated that he did try to talk about pricing, trading, and the sale of the building, but they did not want to talk about it until later this year. They do not have a defined buyer at this time. Attorney Thomas stated that he has not had time to research his files, but remembers a lease and two amendments to that lease, one of which is the dog park.

IX. ADJOURNMENT

Upon motion by Councilmember Henkel, seconded by Councilmember Oxsher, and unanimously carried, approved to adjourn the April 11, 2024 Town Council meeting at 9:22 p.m.


Kimberly H. Davis, Town Clerk


Teross W. Young, Jr., Mayor

(**) Adjustments to the Agenda

