

**MINUTE BOOK XXXII PAGES 62-77**  
**TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES**  
**April 13, 2023**

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 13, 2023 at 7:00 p.m. with Mayor Teross W. Young, Jr. presiding.

Councilmembers Present: Felina L. Harris; George W. Harris; W. Paul Henkel; Edward R. Nau; Jerry R. Oxsher

Councilmembers Absent: None

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Lynne Hair, Planning Director; Justin Mundy, Finance Director; Josh Watson, Police Chief; Emily Watson, Parks and Recreation Director; Adam Lippard, Public Works Director; Lou Borek, Human Resources Director; Gary Thomas, Town Attorney; Michael Barker, IT

Press Present: Debbie Page, Iredell Free News

**I. MAYOR TEROSS W. YOUNG, JR. CALLED THE MEETING TO ORDER**

**MAYOR YOUNG WELCOMED VISITORS AND GUESTS**

**INVOCATION** – Delivered by Mayor Pro Tem Paul Henkel

**PLEDGE OF ALLEGIANCE**

**ADJUSTMENTS TO AND ADOPTION OF THE AGENDA**

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Paul Henkel, and unanimously carried, approved the April 13, 2023 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. Approve Strategic Planning Retreat Minutes of February 28, 2023
2. Approval of Agenda Briefing Meeting Minutes of March 06, 2023
3. Approval of Closed Session Minutes of March 06, 2023
4. Approval of Regular Meeting Minutes of March 09, 2023
5. Approval of Budget Amendment(s)
  - a. Purchase of Street Department Equipment
  - b. Purchase of Parks & Recreation Equipment
  - c. Property Renovations (Planning House and Parks & Rec. House)
  - d. Purchase of New Electronic Town Sign
  - e. Security Grant Received
  - f. Contracted Services (House Demo, Debtbook, and Landmark Services)
  - g. Purchase of Property (149 Wagner Street)
  - h. Contracted Services in Utility Fund

- i. Purchase of Additional Sewer Capacity
- 6. Annexation Request AX-23-03; (Contiguous), Applicant: Cynthia Plyler; .57 acres; PIN 4732601287; Orchard Lane, Lot 2
  - a. Adoption of Resolution 05-23 Titled: “*Resolution Directing The Clerk To Investigate A Petition Received Under Article 4Aof G.S. 160A*”
  - b. Approval of Certificate of Sufficiency
  - c. Adoption of Resolution 06-23 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 May 11, 2023**)
- 7. Approval of Amendment to the Town of Troutman Personnel Policy (Policy #54), Article III, Section 16, Paragraphs 9 and 10
- 8. Approval of Resolution 07-23 Titled: “Resolution Approving the Town of Troutman Water Shortage Response Plan”

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, Consent Agenda was approved as presented.

(Copied in full. Resolution 05-23 is filed in Resolution Book IV, Page 5)  
 (Copied in full, Resolution 06-23 is filed in Resolution Book IV, Page 6)  
 (Copied in full, Resolution 07-23 is filed in Resolution Book IV, Page 7)  
 (Copied in full, Resolutions 05-23, 06-23, and 07-23, Certificate of Sufficiency, and Budget Amendments are attached to the minutes and are filed on CD titled: “Town Council Supporting Documents” dated April 10<sup>th</sup> and 13<sup>th</sup>, 2023 in CD Book #1 titled: “Town Council Supporting Documents” along with Annexation Petition, Legal Description, Annexation Plat, and Amendment to the Personnel Policy)

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

**9. Recognition of Brent Bustle, Jay Murdock, and Bobby Deal as “Town of Troutman Employees of the Month”** (*Ron Wyatt, Town Manager and Emily Watson, Parks & Rec. Director*)

Town Manager Wyatt addressed Council commenting that he and staff may have named the monthly recognition program “Employee of the Month” in error because sometimes it is a collaborative effort of a few employees that does something significant.

Parks & Rec. Director Emily Watson presented March’s 2023 Employees of the Month to 3 Parks and Rec. part-time employees as follows: Brent Bustle, Jay Murdock, and Bobby Deal who, she stated that never shy away from tackling a challenge, helping to find solutions, going above and beyond, and thinking outside the box to get the desired end result. They are problem solvers, solution seekers, and collaborators. They work to make the process more efficient and are always financially considerate of tax dollars. Ms. Watson stated that early Fall of last year the Park received a generous donation earmarked as funds for the 2 ballfield dugouts. The three put their heads together and came up with some drawings based on research and past experiences. After the approval to move forward, they began constructing the dugouts on many cold winter days. They built the dugouts at a quarter of the price it would have cost, saving the Town a significant amount of money. Ms. Watson stated that the dugouts are beautiful and structurally sound and will be enjoyed for many years to come.

In recognition of their dedication, commitment, and excellence, and to let them know how much they are valued, Mayor Young presented them with a Certification of Recognition. Bobby Deal was unable to attend.

Mayor Young expressed congratulations, appreciation, and thanks commenting that it is awesome to have great employees who do public service for our Town; ensuring that the Town has the services that we need and want.

(Copied in full, Certificate is filed on CD Titled: "Town Council Supporting Documents" dated April 10<sup>th</sup> and 13<sup>th</sup>, 2023 in CD Book #1 titled: "Town Council Supporting Documents")

#### **10. Presentation Proclamation 01-23 – Proclaiming April 2023 as National Child Abuse Prevention Month**

Mayor Young read aloud Proclamation 01-23 declaring April 2023 as "National Child Abuse Prevention Month" in awareness that child abuse and neglect is a serious problem that affects every segment of the community and urging citizens to dedicate themselves to the task of improving the quality of life for all children and families.

Town Manager Wyatt expressed appreciation to all the agencies involved. He stated the Lake Norman Evening Exchange Club put out a sign and blue pinwheels in front of Town Hall and on the Greenway in front of the Fire Department where blue ribbons were tied in the tree in recognition and signage was placed there for awareness.

(Copied in full, Proclamation 01-23 is filed in Proclamation Book 1, Page 34)

(Copied in full, Proclamation 01-23 is filed on CD Titled: "Town Council Supporting Documents" dated April 10<sup>th</sup> and 13<sup>th</sup>, 2023 in CD Book #1 titled: "Town Council Supporting Documents")

### **IV. STANDING REPORTS**

#### **11. ABC Store Quarterly Report, (Evelyn Walls, General Manager)**

Evelyn Walls, ABC Store General Manager presented the following report on behalf of the Troutman ABC Board, Layton Getsinger, Wes Edmiston, and Kim Cavin, she updated Council providing highlights of the ABC Store's performance for the end of the 3<sup>rd</sup> Quarter of Fiscal Year 2022-2023:

HIGHLIGHTS for 3<sup>rd</sup> Quarter:

- Experienced a 7.4% increase over last year's 3<sup>rd</sup> Quarter.
- Had sales of \$698,523 broken down as follows:
  - January: \$215,311 (1.7% up over last January)
  - February: \$219,390 (8.71% up over last February)
  - March: \$263,822 (11.4% up over last March)

Ms. Walls stated that his year's 3<sup>rd</sup> Quarter growth is noteworthy in that January & February are usually the slowest 2 months of the year. This increase in sales, in large is contributed to the new homes coming on line.

- 3<sup>rd</sup> Quarter Distributions
  - Town of Troutman and its Recipients: \$19,788
  - Law Enforcement: \$ 2,567
  - Alcohol and Drug Education (DACI): \$ 3,594
- 3<sup>rd</sup> Quarter Net Profit
  - \$45,185 this year which is 6% of Sales
  - \$47,732 last year which was 7% of Sales
  - \$2,547 decrease quarter over quarter of 5%, primarily due to increase in payroll of (- \$11,000) and an increase in inventory of \$74,000

#### Quarterly RECAP

- Budgeted Revenue for 2022-2023 is: \$2,800,000

Year-to-Date and Forecast

- Budgeted profit after distributions for FY 2022-2023: \$88,032.
- The store is currently averaging \$10,285 in sales per day which will drift down slightly over the next couple of months.
- Current trajectory puts us at \$3,100,000 in annual sales
- The store is at the maximum of its Current Retained Working Capital of \$589,368
- The store also has \$61,118 in the Special Capital Reserve Account
- Since opening the store has experienced \$11,713,906 in net sales
  
- Distributions since opening in December 2016
  - Town of Troutman/Entities \$308,789
  - Alcohol Education/Rehab \$69,178
  - Law Enforcement \$49,413
  - Total: \$427,380

Ms. Walls concluded by stating that the store is currently at full staff and there is nothing new to report on the 2<sup>nd</sup> store at the moment except there are a couple of administrative issues that they are working through.

Councilmember Paul Henkel asked if she had any rough idea when they will break ground for the 2<sup>nd</sup> store. Manager Wyatt responded by stating not until Mooresville agrees to the boundary release that we have requested or until you as a Council take action. This is more of a Town issue to be resolved, not the ABC Boards.

Councilmember Eddie Nau requested that Ms. Wall relay that Council said hello and good wishes to Chairman Layton Getsinger.

**V. OLD BUSINESS**

**12. Text Amendment – Case No. TA-23-01 – Mobile Food Trucks** – Request initiated by Town Council, to amend Article 3 of the UDO adding Mobile Food truck as an accessory use with additional standards, *(Hair)*  
*(Continued from Council's March 09, 2023 Meeting)*

**a. Continue Public Hearing**

***Mayor Young Continue the Public Hearing***

Planning Director Lynn Hair stated that this request is for approval of a text amendment to Article 3 Land Use Provisions of the Unified Development Ordinance (UDO) adding Section 3.4.40 Mobile Food Trucks as an accessory use and the Use Matrix 3.3.1 by adding Mobile Food Trucks in the Accessory and Temporary Uses section. She stated that this amendment was initiated by Council directing staff to look at the ordinance and create language within the UDO to regulate mobile food trucks. In providing a brief background, Ms. Hair stated that the text amendment was presented at last month's meeting where Council had questions and then tabled the item. She stated there are two types of food trucks: 1) individual food trucks - which are regulated by the UDO and; 2) Special Event food trucks which are regulated by Parks and Recreation that require a Special Event Permit through the Parks and Rec. Department. This proposed amendment to the UDO applies to individual food trucks. Ms. Hair reviewed the proposed UDO language as follows:

- Mobile Food Trucks are permitted within the Town limits under the following circumstances:
  1. Mobile Food Trucks Owned and Operated by a local Food Service Business (restaurant, coffee shop, deli, ice cream shop, etc.). Food Trucks that are owned and operated by a local food service business shall be allowed to locate and operate on the property where the food service business is located and must comply with the following:

- a) The restaurant will be the principal use of the property.
  - b) The mobile food truck will be located in the rear yard, and behind the principal restaurant structure on the site.
2. Mobile Food Trucks as a Temporary Use. Mobile Food Trucks may operate within the Town that **are not a part of a special event being hosted by the Town of Troutman or the Iredell County Fairgrounds**, must comply with the following:
- Temporary Mobile Food Trucks are permitted for up to a maximum of three (3) months per site and calendar year upon the issuance of a temporary use permit by the Troutman Planning Department.
- a) Written permission from the property owner must be provided granting permission for the mobile food truck to locate on their property.
  - b) All applicable local and state regulations, including, but not limited to, Health Department, Environmental Health, and Environmental Protection, shall be met.
  - c) Trailers, carts, and related storage shall be removed by the close of business each day.
  - d) The use may only be located on lots occupied by a non-residential use.
  - e) The use shall be located a minimum of 15' behind existing road right-of-way, shall not impede the flow of pedestrian traffic, nor shall be located in loading space, or vehicle maneuvering area *in a safe manner.*(\*)
  - f) No signage shall be permitted, except signs that are painted on or applied directly to the mobile food unit.
  - g) All discharge, waste, and trash shall be properly disposed of in accordance with applicable regulations by the close of each day.
  - h) Exemptions:
    - Food Trucks participating in town events held in Troutman ESC Park or on any town-owned property;
    - Food Trucks associated with events held at the Iredell County Fairgrounds;
    - Food Trucks hired for special events lasting less than 8 hours (i.e. weddings, HOA events, and private parties) so long as the food trucks are not located on a public ROW and do not in any way impede the flow of traffic are exempt also.

*(\*)Added by the Planning Board*

*Ms. Hair stated that the following language in (Number 3) is language added following Council's last month's meeting for the purpose of clarity.*

- 3. **A Temporary Use Permit will be issued for each location and a separate time period that an individual food truck sets up to operate. The associated permit fee as defined by the Troutman Development Fee Schedule will be paid at the time of each application. Special Events sponsored by the Town, or the Iredell County Fairgrounds are not subject to this permit or the associated fees.**

Ms. Hair stated that mobile food trucks will also be added to the use table to the section that talks about Accessory and Temporary Uses as permitted use in all commercial, industrial, and mixed-use districts.

Councilmember Jerry Oxsher asked if food trucks would be allowed in the street if the street was closed for an event. Manager Wyatt responded only if it was a special event where Council approved the closing of the street.

No public comments were made.

***Mayor Young Closed the Public Hearing***

*(Public Hearing Sign-In Sheet is filed with these minutes)*

- a. Approval of Ordinance 06-23 Titled: "An Ordinance Amending The Town Of Troutman Unified Development Ordinance"**

Upon motion by Councilmember Paul Henkel, seconded by Councilmember George Harris, and unanimously carried, approved Ordinance 06-23 Titled: "*An Ordinance Amending The Town Of Troutman Unified Development Ordinance*" as presented.

**b. Approval of Statement of Consistency**

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Paul Henkel, and unanimously carried, approved that TA-23-01 is consistent with the 2018 Strategic Plan and the Unified Development Ordinance and is reasonable and in the public interest, as it places conditions on mobile food vendors that current do not exist.

(Copied in full, Ordinance 06-23 is filed in Ordinance Book 10, Pages 13-14)

(Copied in full, proposed Ordinance 06-23 is attached to these minutes and is filed on CD titled: "Town Council Supporting Documents" dated April 10<sup>th</sup> and 13<sup>th</sup>, 2023 in CD Book #1 titled: "Town Council Supporting Documents" along with Staff Report, Public Hearing Notice, P&Z Board Certification Of Recommendation)

**VI. NEW BUSINESS**

**13. Annexation Request AX-23-02;** (Non-Contiguous), Applicant: Jerry K. & Joy C. Cline; 10.5 (+/-) acres; PIN#4740690651 (726 S. Main Street)

**a. Call for a Public Hearing**

*Mayor Young Opened the Public Hearing*

Planning Director Lynne Hair stated that this is a request for voluntary annexation request. It is a non-contiguous annexation of 10.5 acres located at 726 South Main Street. The property owners are John and Joy Cline. Ms. Hair informed Council that a rezoning application has been submitted as part of this annexation.

No public comments were made.

*Mayor Young Closed the Public Hearing*

*(Public Hearing Sign-In Sheet is filed with these minutes)*

*Before considering the annexation, Mayor Young Opened the Public Hearing for the rezoning request RZ-23-01 of this same property.*

*Following the Public Hearing of the rezoning, Mayor Young returned to Item 13b for consideration of the annexation.*

**b. Consider Approval of Ordinance 10-23 Titled: "*An Ordinance To Extend The Corporate Limits of The Town Of Troutman, North Carolina (Non-Contiguous)*"**

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved Ordinance 10-23 Titled: "*An Ordinance To Extend The Corporate Limits of The Town Of Troutman, North Carolina (Non-Contiguous)*" as presented.

*Following approval of Item 13b, Mayor Young asked for a motion for Item 14b and 14c.*

(Copied in full, Ordinance 10-23 is filed in Ordinance Book 10, Pages 18-20)

(Copied in full, proposed Ordinance 10-23 is attached to these minutes and is filed on CD titled: "Town Council Supporting Documents" dated April 10<sup>th</sup> and 13<sup>th</sup>, 2023 in CD Book #1 titled: "Town Council Supporting Documents" along with the Public Hearing Notice, Annexation Petition, Annexation Plat, And Legal Description)

**14. Rezoning Request RZ-23-01;** Applicant: Primax Properties-Representing: Jerry and Joy Cline; 10.5 (+/-) acres; PIN 4740690651; (726 S. Main Street) from Iredell County Residential Agricultural (RA) to Town of Troutman Highway Business (HB)

**a. Call for a Public Hearing**

***Mayor Young Opened the Public Hearing***

Planning Director Lynne Hair stated that this request is for the rezoning portion of the annexation that was just approved. The request to rezone the property located at 726 South Main Street (10.5 acres) from Iredell County Residential Agricultural (RA) to the Town of Troutman Highway Business (HB) is made by Primax Properties, which is representing Jerry and Joy Cline. She stated that this is a traditional rezoning, therefore no site/concept plan is required; a use table was provided in Council's packets showing all allowed use in the HB district. In a PowerPoint presentation, Ms. Hair presented a location map, current zoning map, and future land use map explaining that the request to rezone to HB will be similar to the uses in that area. She stated that this is a by-right rezoning; all uses and development standards are established by the Unified Development Ordinance (UDO). The Planning Board at their last meeting denied recommending approval of this rezoning based on inconsistency with the Future Land Use Map, which shows the property as medium-density residential. Staff recommends approval of the request based on the following: the site's close proximity to Exit 42, lends itself to HB uses and zoning; and recent rezoning's of nearby property to Light Industrial (LI) and HB support the requested change.

Ms. Christin James, an employee of the engineer who is working with the development team addressed the Council stating that their intention is to stay true to the spirit of the area that is existing. The property is in the Lake Norman Watershed, therefore it is going to have some environmental regulations no matter what the development is. She addressed the surrounding development and it being consistent with the plans they are wanting to do which include 2 commercial out parcels that will line up with the proposed out parcels in the development south of this property.

***Mayor Young Closed the Public Hearing***

*(Public Hearing Sign-In Sheet is filed with these minutes)*

***Following this Public Hearing, Mayor Young delayed the vote on rezoning RZ-23-01, returning to item 13b. Annexation AX-22-08 for Council's consideration.***

**b. Approval of Ordinance 11-23 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 George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved Ordinance 11-23 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)" as presented.

**c. Approval of Statement of Consistency**

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved that TA-23-04 is consistent with the 2035 Future Land Use Map, and with the current land use

pattern of the area. 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 11-23 is filed in Ordinance Book 10, Pages 21)

(Copied in full, proposed Ordinance 11-23 is attached to these minutes and is filed on CD titled: "Town Council Supporting Documents" dated April 10<sup>th</sup> and 13<sup>th</sup>, 2023 in CD Book #1 titled: "Town Council Supporting Documents" along with Public Hearing Notice, P&Z Board Certification of Recommendation, Rezoning Application, Site Map, Current Zoning Map, and Future Land Use Map)

**15. Text Amendment – Case No. TA-23-06** – Request to amend Article 6.2.3 Additional Requirements for Certain Permitted Signs, providing language that will allow off-site monument signs for multi-tenant retail centers, (Hair)

**a. Call for a Public Hearing**

**Mayor Young Opened the Public Hearing**

Planning Director Lynne Hair presented text amendment TA-23-06 to amend *Article 6 Land Use Provisions* specifically Section 6.2.2 which addresses Multi-Tenant Monument Signs; this request is brought before Council by Staff. It was brought to Staff's attention that the current UDO does not provide language that can accommodate multi-tenant commercial signs. These signs are often placed on a property that is at the entrance of the center, but may not be on property owned by the shopping center due to out-parcel creation. Ms. Hair stated that Staff the Planning Board recommends the following language be added to the UDO Section 6.2.2:

G. Multi-Tenant Monument Signs: Where a multi-tenant shopping center does not have frontage on a major or minor thoroughfare or arterial roadway, the multitenant monument signage as permitted in Article 6.2.2 (D) may be placed off-site as follows:

- a. Multitenant monument signs may be located on property within 500' of the commercial center that it is providing advertising for, only if the shopping center does not have frontage on a major or minor thoroughfare or arterial roadway.
- b. The property where the sign is located must be located on a major or minor thoroughfare or arterial roadway.
- c. An easement agreement between the owners of the Commercial Center sign and the property owner where the sign is to be placed must be shown provided and recorded in the form of a plat with the Register of Deeds Office.

Ms. Hair stated that there is a new Food Lion going up in the location of the Charter School and this came up when they were trying to get permits for a monument sign. Staff realized that there was no language in the UDO that would allow it. Therefore, the addition to the UDO is something that needs to be taken care of in order to move forward.

No public comments were made.

**Mayor Young Closed the Public Hearing**

(Public Hearing Sign-In Sheet is filed with these minutes)



**b. Approval of Ordinance 12-23 Titled: “An Ordinance Amending The Town Of Troutman Unified Development Ordinance”**

Upon motion by Councilmember Paul Henkel, seconded by Councilmember George Harris, and unanimously carried, approved Ordinance 12-23 Titled: “An Ordinance Amending The Town Of Troutman Unified Development Ordinance” as presented.

**c. Approval of Statement of Consistency**

Upon motion by Councilmember Felina Harris, seconded by Councilmember Eddie, and unanimously carried, approved that TA-23-06 is consistent with the 2018 Strategic Plan and the Unified Development Ordinance and is reasonable and in the public interest, as it would provide language allowing monument signage for multi-tenant commercial centers providing Troutman the ability to create more effective signage for commercial users while also benefiting the Town.

(Copied in full, Ordinance 12-23 is filed in Ordinance Book 10, Pages 22)

(Copied in full, proposed Ordinance 12-23 is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated April 10th and 13th, 2023 in CD Book #1 titled: “Town Council Supporting Documents” along with Staff Report, Public Hearing Notice, P&Z Board Certification of Recommendation)

**16. Town of Troutman Bike and Pedestrian Plan, (Andrew Ventresca, Associate Planner)**

**a. Call for Public Hearing**

**Mayor Young Opened the Public Hearing**

Andrew Ventresca, Associate Planner presented the Town of Troutman Bike and Pedestrian Plan presenting the project overview and background, the plan process followed by plan recommendations of list and maps, next steps, and lastly Council consideration of adoption.

- Project Overview and Background...
  - NCDOT IMD-funded bicycle and pedestrian planning study with a small local match.
  - Points of Contact: Town of Troutman: Andrew Ventresca; NCDOT: Alex Rotenberry; VHB: Lyuba Zuyeva.
  - Project started in July 2021 (Project schedule that was completed in 3 Phases was presented in a PowerPoint presentation that included: Existing Conditions; Analysis and Outreach; and Plan Development that went from July 2021 through the summer of 2022).
  - 4 Steering Committee meetings were held (a list of members is included in Council’s packet).
    - Performed a walking field visit and bicycling field visit.
    - Developed a list of priority recommendations with cut-sheet visuals and bicycle and pedestrian network plan recommendations.
  - This plan will support the Town with applications for future bike-ped and greenway project grant funding and will support complete streets requests as part of future roadway projects.
  - Some small improvements may be implemented with local funds or by developers.

Mr. Ventresca stated that the plan identifies the following 78 projects to improve walking and bicycling in Troutman with 7 identified as priority projects:

- 20 Crossing or Intersection Improvement projects
- 24 Sidewalk Projects
- 28 Multi-Use Path Projects
- 4 On-Road Bicycle Improvements Projects
- 2 Bridge Improvement Projects

Plan Highlights are as follows:

- The plan replaces the 2008 Pedestrian plan which is outdated and does not include bicycle infrastructure.

- The plan gives high-level cost estimates for projects to help identify realistic improvements for the Town to pursue.
- The plan identifies programs and policies ranging from complete streets to education opportunities for citizens to benefit Troutman residents as a whole.
- By adopting the plan Town Staff will be able to pursue grant opportunities for projects identified in the plan.
- By adopting the plan identified projects will be required to be installed by developers if improvements shown are located on the proposed development.
- Projects were scored using an ease to understand evaluation criteria which consisted of Connections (to destinations), Connections to Downtown or Lake Norman State Park, Completing the Existing Network, Minimizing Conflict with Motor Vehicles, Traffic Volumes, Cost Effectiveness, and Environmental Justice.

Priority Corridors were identified as follows:

Wagner St., Perth Rd., State Park Rd., Talley Rd., Old Mountain Rd., Weathers Creek GW, East Monbo Rd.

Priority Corridors are as follows:

- Pedestrian Crossing- Mid-block crossing across US-21/NC-115 and Eastway Dr. near Town Hall north of Scroggs St.
- Sidewalk- US 21/NC 115 (Main St.) from Old Mountain Rd. to Scoggs St. (adding sidewalk)
- Sidewalk- US 21/ NC 115 from Scoggs St. to Wagner St. (upgrading sidewalk)
- Pedestrian Crossing- US 21 and Eastway Drive near Rumble St. across from Troutman Elementary school (add a new pedestrian crosswalk to connect from the Rail-Trail across US 21 towards Troutman Elementary and across Eastway Drive).
- Pedestrian Crossing- US-21 / NC-115 and Eastway Dr. (Upgrade existing rail-trail crossing and add warning signage at E. Church St. at US-21 / NC-115 and add crossing across Eastway on the northern edge.
- Pedestrian Crossing- Wagner at West Ave. (Upgrade crosswalk with RRFB and high visibility crosswalks on all approaches, upgrade curb ramps for ADA Compliance)
- Pedestrian Crossing- Crossing Wagner St. from East Thomas St. to West Thomas St. (Add high visibility pedestrian crosswalks on all approaches, evaluate for additional treatments)

(Maps and a chart were presented in a PowerPoint showing the priority Corridors and recommended sidewalks, on-road bikes; and multi-use paths/sidepaths)

Mr. Ventresca stated that the Planning Board recommended approval at their March meeting and is currently under NCDOT's review and he expects that there will be no substantial edits to the recommendations. He stated that Plan recommendations can also be part of the ongoing Troutman Mobility Plan that focuses on the actual roadway intersections in Town. Future grant applications would be able to better compete by the adoption of this plan. Also, as part of the NCDOT Complete Streets Policy that was adopted in 2019 and adoption of this plan, DOT will have to put in improvements.

Councilmember Jerry Oxsher asked how to differentiate a sidewalk from a greenway. Mr. Ventresca replied that it is the width stating that a sidewalk is basically 5' and a greenway (now considered a multi-use path) is 10'-12' of concrete.

(No Public comments were made)

### **Mayor Young Closed the Public Hearing**

(Public Hearing Sign-In Sheet is filed with these minutes)

**b. Consider Adoption of Ordinance 13-23 Titled: “An Ordinance Adopting the Town of Troutman Bicycle and Pedestrian Master Plan of the Town of Troutman” was approved.**

Mayor Young stated that the plan is well done and that it had a lot of input from outside stakeholders.

Upon motion by Councilmember George Harris, seconded by Councilmember Jerry Oxsher, and unanimously carried, adoption of Ordinance 13-23 Titled: “An Ordinance Adopting the Town of Troutman Bicycle and Pedestrian Master Plan of the Town of Troutman” was approved.

Copied in full, Ordinance 13-23 is filed in Ordinance Book 10, Page 23)  
(Copied in full, Ordinance 13-23 is filed on CD titled: “Town Council Supporting Documents” dated April 10th and 13th, 2023 in CD Book #1 titled: “Town Council Supporting Documents” along with Staff Memo, Public Hearing Notice, PowerPoint Presentation, Improvement Map, Priority Projects List, Priority Projects Map, Recommended Improvements, and List of Steering Committee Members)

**17. Selection of Town of Troutman “Citizen of the Year”**

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved the nomination of Mary Starks as the 2023 “Town of Troutman Citizen of the Year”.

(Copied in full, applications are filed on CD titled: “Town Council Supporting Documents” dated April 10th and 13th, 2023 in CD Book #1 titled: “Town Council Supporting Documents”)

**18. Selection of Town of Troutman “Organization of the Year”**

Upon motion by Councilmember Paul Henkel, seconded by Councilmember George Harris, and unanimously carried, approved the nomination of Food Lion of Troutman as the 2023 “Town of Troutman Organization of the Year”.

(Copied in full, applications are filed on CD titled: “Town Council Supporting Documents” dated April 10th and 13th, 2023 in CD Book #1 titled: “Town Council Supporting Documents”)

**VII. 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”*

Mr. John Michalek, resident of 621 Stillwater Road addressed Council requesting to be removed from the Town of Troutman town limits by the process of de-annexation stating that he is the only property on the east side of the road that is in the Town limits. There are no water lines that run in front of his house and the only service he has is trash and recycling and leaf & limb pickup stating that he is over-taxed for the services received. He stated that he called the Town back in 2018 and spoke to someone who advised that it would not be de-annexed. He then connected with Senator Sawyer who was going to take it to the state and after going back and forth with her, she directed him back to the Town.

Town Manager Wyatt addressed Mr. Michalek apologizing for the run around over the years commenting that it was certainly not current staff or any misinformation from anyone here. He stated that General Statutes do require once the property is annexed that the local municipality first review and then send a recommendation to Raleigh. As a result of staff’s research, staff could not find a case where a property has been de-annexed. Manager Wyatt stated that they have not had the exchange of whether he bought the property knowing that the property was already

annexed into the Town or not. He reminded Council that it was one of the factors discussed approximately 6 years ago when another property was asked to be de-annexed off of Hoover Road.

Mayor Young thanked Mr. Michalek for his comments stating that Council will address his request during their comment period.

## **VIII. ELECTED / OFFICIALS / STAFF REPORTS AND COMMENTS**

### **Elected Reports and Comments**

#### **Councilmember George Harris**

- Thanked Finance Director Justin Mundy and Staff on the good job with this years proposed budget.
- Congratulated Mary Starks (selected Citizen of the Year) and Food Lion (selected Organization of the Year) commenting that both are well deserved choices.

#### **Councilmember Felina Harris**

- Commented that she hopes everyone had a great Easter.
- Thanked Finance Director Justin Mundy for his work on the proposed budget and staff for their presentations. She commented yesterday was a very productive budget meeting.
- Commented that she was glad to see so many applications for Citizen and Organization of the Year; congratulating Ms. Mary Starks and Food Lion for being selected.

#### **Councilmember Eddie Nau**

- Congratulated Mary Starks and Food Lion in being selected as for being selected as Citizen of the Year and Organization of the Year; both are very deserving.
- Extended best wishes and best of luck to South Iredell High School ROTC as they embark on their journey to the National Championship in Nashville, Tennessee. Manager Wyatt stated that this is the 5<sup>th</sup> time they have gone to the nationals; they have been national champions or national runners-up.

#### **Councilmember Jerry Oxsher**

- Commented that the meetings he has attended here and at Centralina this week have been great.
- Thanked Mr. John Michalek for bringing his request to Council's attention.
- Thanked Staff for their preparation of the proposed budget presentations stating that yesterday's budget meeting was really good and went very smoothly.

#### **Councilmember Paul Henkel**

- Congratulated the two who were selected as Citizen and Organization of the Year commenting that all applications that were sent in were all winners; it was hard to choose. He commented that he will look forward to next year's nominations of those who do great things for our community.

#### **Mayor Young**

- Expressed congratulations to the two selected as Citizen and Organization of the Year.
- Thanked Staff for their engagement for the last two months during the Strategic Planning Session as well as the budget in matching things up with our priorities and what we believe our citizens need and want from a budget perspective.
- In addressing Mr. John Michalek request, Mayor Young stated that he echoes some of the comments that Manager Wyatt mentioned regarding de-annexation stating that in his 10 years on Council, Council has not supported a de-annexation. He commented that Council could consider it and come back next month if they want to make that decision on sending a letter of support to the State Legislature. He shared that all the powers that are destined within a municipality in North Carolina are provided by the State Legislature and it is completely up to them whether or not to de-annex a property or change the boundaries of a municipality.

## **Staff Reports and Comments:**

### **Lou Borek, HR Director**

- Expressed appreciation for Council's time and consideration for the budget.
- Still waiting on medical renewal rates for open enrollment.
- Stated that an audit of Town properties for liability is in process in an effort to ensure that all properties are properly insured.
- Reported that there were 4 new employees that started to work this week. Jessica Davidson and Susan Kinahan are up-front in customer service and utility billing as well as support for the Town's passport program. Darrin Yoder is a new employee in Parks and Rec. in the position of full-time maintenance tech., and Jonathan Cruz is the Town's new full-time mechanic in the Public Works Department.

### **Emily Watson, Parks & Recreation Director**

- Presented Upcoming Events:
  - Saturday, April 22<sup>nd</sup> - Annual Earth Day Event/community clean-up. Participants will meet here at Town Hall at 9 am to divide up in teams; supplies will be provided. Ms. Watson stated that in previous years the Town has collected 700-800lbs of trash on that day. She invited Council and the community to attend, requesting that participants notify her of their attendance via email prior to the event.
  - May 13<sup>th</sup> - Community Bike Ride will be held in celebration of Bike Safety Month. Associate Planner Andrew Ventresca will be leading everyone through the course. Everyone is invited from beginners to advance. Mr. Ventresca will be going over the bike repair station that was received through a grant. Participants meet in the Park at 10:00 am. There will be police support, and the course is posted on the Parks and Rec. Facebook page. This event is free to participants.
  - Red and Blue 5K Event will be held in collaboration with the Police Department and Fire Department.
  - Wednesday nights at 6:30 pm at the Park pavilion-The Ultimate Burn, which is a high-intensity workout course led by Michele Leach.
  - Thursday nights in the month of May at 5:30 pm there will be Yoga at the pavilion in the Park pavilion.
  - Announced that the Town is accepting applications for the Independence Day Parade. Applications are available online or they can be picked up at Town Hall.

### **Adam Lippard, Public Works Director**

- Planted trees on the greenway last week.
- CCR (Consumer Conference Report), which is the Town's Water Quality Report, has been completed and submitted to the state. He stated that an overview of the report will be in the Town's newsletter.
- Stated that Public Works' new employee, Jonathan Cruz is a great addition and skill set to the Department.
- Presented an update on the sewer jetter stating that he received a call letting him know that the sewer jetter will be in South Carolina on Friday, but it was painted to a Greensboro spec of Hunter Green which is not the correct color. Mr. Lippard was asked if the Town would accept it painted Hunter Green. Mr. Lippard stated that he advised that the Town paid \$300,000 for the jetter and he wanted it painted white. Therefore, there will be a 2-week turnaround to repaint.

### **Justin Mundy, Finance Director**

- Thanked Council for all the kind comments regarding the budget workshop and planning session. He stated that the Town has great Department Heads to work with commenting that the process was a team effort.

- Stated that the 2 new employees in the front office, Jessica Davidson and Susan Kinahan are both from the Mooresville School District. They are being trained by Kimberly and Tania in the front office so they are in good hands. We are glad to have them on board.

**Lynne Hair, Planning Director**

- Thanked Associate Planner Andrew Ventresca for all his hard work on the Bike and Pedestrian Plan commenting that he did a great job.
- Recognized the hard work the Code Enforcement Officer Shane Harris has been doing in getting the Town cleaned up. Things are slowly beginning to happen with some dilapidated buildings starting to come down. Mr. Harris is staying on top of it and doing a really good job. Permits are also keeping him busy which is mainly due to the amount of construction of new houses.
- Stated that she has looked into grants for EV Stations and Volkswagen has a program; that is part of a lawsuit to distribute some of those funds. She stated that there is a workshop that she is going to attend online that the COGG is hosting next week; she will try to gather information to bring back next month.
- Informed Council that Mr. Ventresca applied for and received a grant for 25 bike helmets that he is going to distribute at the bike event.
- Requested that everyone go online to fill out the survey on the Mobility Plan commenting she would really like everyone's opinion. The intersections that have been identified will be in that plan. There is a Steering Committee that is currently working to gather data for the plan.
- Stated that Mr. Ventresca has reached out to CRTPO regarding CRTPO training and he is working on scheduling the training towards the end of May.

Councilmember Jerry Oxsher asked Ms. Hair to email him information regarding EV grants.

Mayor Young expressed appreciation to Mr. Ventresca for his work on the Bike and Pedestrian Plan commenting it was really thorough. He also expressed appreciation for the relationships that Mr. Ventresca has acquired such as with DOT and others commenting that he is an asset. Mayor Young addressed Mr. Harris, Code Enforcement Officer for the work he is doing in the community commenting that it is very noticeable.

**Josh Watson, Police Chief**

- Monthly Activity Report
  - Total Calls for Service: 472 (12% increase from last month)
  - Incident/Investigation Reports Completed: 62 (31% increase from last month)
  - Stated there were no major changes in Vehicle Crashes or Arrest for the month of March.
  - Community Policing Activities:
    - An Officer gave a presentation to a class at Iredell Charter School and another Officer attended an event at Lifespan where clients interacted with officers and firefighters from Troutman Fire and Rescue.
    - Police Department will be hosting a pickup Kickball game on May 6<sup>th</sup> from 6pm – 8pm for the community. The event will be held at Troutman ESC Park with a food truck will on site. Sgt. Stikeleather and Officer Hudler will lead the event. Due to repairs on the baseball fields this summer, the Sandlot Game will not be able to be held.
    - Red and Blue 5K, will be held on May 20<sup>th</sup> at 7pm. This event is a partnership between the Troutman Police Department, Troutman Fire Department, and Troutman Parks and Rec. All the proceeds will go to the following 2 charities: Firefighters Burned Children's Fund and 1<sup>st</sup>

Responders Children Foundation. Participants can register online at [runsignup.com](http://runsignup.com) or in person on race day at 6 pm.

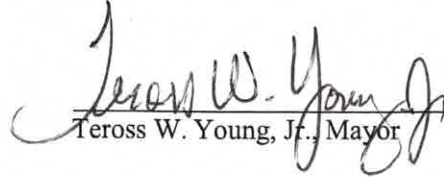
Councilmember Henkel asked if the event is on the town's Facebook. Parks & Rec. Director Watson stated that she would email him all the event information.

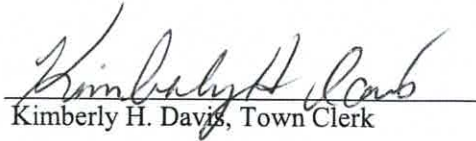
**Ron Wyatt, Town Manager**

- Addressed Council stating that Mark Taylor (present) has brought concerns to the Town's attention that when the water line was constructed out Murdock Road to the Walmart Center, there were no deeded easements or deeded rights-of-ways of record. Manager Wyatt stated that he and Mr. Taylor spoke this evening for clarification purposes that whether it be current property owners or people that may inherit the property, the general thought is that something legal (deeded easement or deeded R-O-W) is needed for these property owners and/or future property owners. When the utility was installed it was developer based, meaning the developer installed it, not the Town, but that still does not alleviate that there needs to be certain documentation. Mr. Taylor has researched and did not find any documentation. He requested that the town research and if the Town finds no documentation, he requests that the Town create one. Manager Wyatt stated that the Town will move forward with the Town Engineer and Town Attorney Thomas or someone he suggests to perform a deed research to ensure it was never recorded or mislabeled at the Register of Deed Office; if nothing is found then the Town will move forward to make sure that property can be transferred later without any concerns or issues. Manager Wyatt stated that in this situation there was a document signed from DOT that stated there is a right-of-way from ditch to ditch; which is no longer an accepted practice. Mr. Taylor stated that the property deed shows that the property goes to the center of the road. Councilmember Henkel asked if Kathy Godley, the previous property owner of the Walmart property, will have to pay for it or the Town. Manager Wyatt replied the Town will have to pay for the research. He stated that the builder or Walmart did nothing wrong.
- Commented that he appreciates Council's comments; the department directors did an outstanding job in presenting at the Budget Workshop. He stated that the Mobility Plan that is coming and the Bike and Pedestrian Plan that was presented tonight by Mr. Ventresca as well as every one of the departments have saved the taxpayers' dollars and has improved efficiency.
- Stated that there are projects planned for the downtown area such as repaving and relining the Town parking lot on Wagner Street and once it is completed we can start to create the Downtown Master Plan as far as some aesthetics with shrubbery/plants and also start to become ADA compliant. Paving is to be done at the end of East Church Street. He stated that he has a meeting scheduled with NCDOT on a couple of different projects such as the pooling of water at Wagner and Main Streets. Downtown is where you would expect higher density such as townhomes and condos to exist and we are trying to make sure that those things are ready pedestrian-wise and parking-wise as those amenities grow and populate. Manager Wyatt thanked Council for being attentive at the meeting yesterday and if there are any questions from any department head, feel free to email them or himself so they can prepare to respond. He thanked the Staff again for performing as well as they did yesterday; it makes his job easier.

**IX. ADJOURNMENT**

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved to adjourn the April 13, 2023 Town Council meeting at 9:00 p.m.

  
Teross W. Young, Jr., Mayor

  
Kimberly H. Davis, Town Clerk

(\*\*) Adjustments to the Agenda

