

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

TOWN COUNCIL AGENDA BRIEFING MEETING MINUTES

MAY 06, 2024 – 4:00 P.M.

Presiding: Mayor Teross W. Young, Jr.

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

Council Members Absent: None

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Andrew Ventresca, Interim Planning Director; Justin Mundy, Finance Director; Jessica Davidson; Josh Watson, Police Chief; Austin Waugh, Public Works Director; Shane Harris, Code Enforcement Officer; Gary Thomas, Town Attorney

Press Present: Debbie Page, Iredell Free News

I. MAYOR TEROSS W. YOUNG, JR. CALLED THE MAY 06, 2024 AGENDA BRIEFING MEETING TO ORDER

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

None

*Upon motion by Councilmember Nau, seconded by Councilmember Jaroszynski, and unanimously carried, approved the May 06, 2024 Agenda Briefing Agenda as presented.

II. GENERAL BUSINESS

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

1. Council and Mayor Comments

Councilmember Nau

- Stated that his thoughts and prayers go out to the Charlotte Police Department, the US Marshalls and the families of the officers involved in the tragedy last week.

Councilmember Jaroszynski

- Thanked the Staff for their great budget presentations last month.
- The Greenway and the Parks and Rec. Department are looking great. It is encouraging to see the town growing and seeing it looking nice.

Councilmember Henkel

- Wished the best to Lynne Hair, the Town's former Planning Director, and the best with her future endeavors. Expressed appreciation to Associate Planner Andrew Ventresca for stepping up.
- Thanked Staff for keeping the Town looking good.
- Stated that the Finance Department has done a great job on the budget. Additional discussions are needed before passing the budget on time.

Councilmember Harris

- Commented that her thoughts and prayers go out to the officers involved in the incident in Charlotte; the ones who were injured and the families of those who lost their lives.
- Acknowledged the great job that the Staff is doing in taking care of the Town.

Councilmember Oxsher

- Commented it is a sinking feeling when there is a tragedy, but it is good to know when something happens, he knows that the men and women in blue are representing our Town, doing what's right, and protecting our community.
- Expressed appreciation for smiles and the great attitudes he experienced when coming up to the front office.

Mayor Young

- Stated that his thoughts and prayers go out to fellow police officers in other communities commenting that there have been tragic and difficult situations over the last 3 weeks in Mooresville and in Charlotte expressing appreciation for what laws enforcement does every day.
- Expressed appreciation for the work that Ms. Hair did while employed with the Town. He commented that he is glad to see Andrew Ventresca, Interim Planning Director at the meeting tonight stating that Mr. Ventresca will have the opportunity to highlight Troutman at an upcoming Charlotte Regional Transportation Organization (CRTPO) meeting and that he looks forward to his leadership in the Planning Department.

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

1. Town Manager/Staff Comments

Town Manager Wyatt

- Shared that this past week he had the opportunity to visit the hospital on the day of the incident in Charlotte. Our first-line people who defend our freedoms, whether law enforcement or military, should certainly not be forgotten and it is unfortunate that it takes a tragedy like what occurred last week to remind us that things are not always

good. He stated that this tragedy has brought major support from all over the United States and the world.

Attorney Gary Thomas

- Announced that after being the Town's Attorney for 26 years, he is giving notice that he will be retiring at the end of June, but will be available until a replacement is found. He advised that with the growth that Troutman is about to experience, he highly recommends that the Town appoint an attorney with a lot of experience in local government law and land use planning law. Attorney Thomas offered to post a notice on the local government attorney listserv. He provided Council with 2 examples of Request for Proposals (RFPs). Mayor Young expressed appreciation and thanks for his service.

Other:

Upon request of Councilmember Nau, Manager Wyatt provided a brief update regarding the Fairground project stating that he and the Mayor served on a committee where over the years there have been various plans and options from a company that was hired to layout a design. He stated that he thinks the committee intended to get away from it being a Fairground and becoming an Event Center, along with having a Farmers Market, a community kitchen during emergencies, an indoor arena for travel sports and/or conventions with multiple events possibly happening at once. The 14 acres that were awarded to the Town by Wakefield Development were offered to the county to be used as part of the design process for possibly an outdoor amphitheater which was discussed by the committee. Due to pushback from citizens, the County Commissioners met and discussed the fairground project as well as other county projects and needs and decided to put everything on hold until it is decided what is going to happen with the school. Manager Wyatt stated that the state lawmakers had given 2 incremental \$5 million awards to the county for the project, and the County Commissioners had pledged \$6 million. He explained earlier discussions of a hotel but, the hotel was never in any plan that he or the Mayor was aware. The Town was not involved in final discussions and the amphitheater was not in the final plan. They explained due to conversations with the state lawmakers regarding the funds that were awarded, the county is now going to use the state funding for the fairground, but do the project in phases. Mayor Young stated that the Town let the commissioners know when they had once talked about moving the fairgrounds that Council wants it to stay in Troutman. He confirmed that an event center with a location for a hotel (to be built by a third party) was part of those earlier discussions. At the last meeting he attended there were still many things to be worked out so he is assuming there will be some follow-up conversations, but he does not know what that first phase looks like. Manager Wyatt explained that in having a hotel, municipalities and counties can charge an occupancy tax of up to 6% of additional room cost. Per General Statutes, if the tax is charged in a certain area, that is the only place it can be spent. He explained that there were other opinions voiced regarding the statute. Mayor Young stated that it would benefit the Town long term to have occupancy tax revenue. Several Council members expressed that they would like more transparency from the county; not understanding why Troutman is being excluded. Mayor Young stated that now it is out in the public, he is

sure we will hear more about the plan and where the dollars go. Councilmembers expressed disappointment that the Town has been excluded from conversations. Councilmember Oxsher asked whether the changes at the Fairgrounds would impact the zoning. Manager Wyatt responded yes, for certain parcels, and that the entire parcel needs to be reviewed.

2. Budget Discussion

Finance Director Justin Mundy distributed a revised General Funds Revenues to the Council for discussion. Town Manager Wyatt addressed salary increases stating that merit increases will be given in January, and a 4% Cost of Living (COLA) will be set in July (1st pay period). The increases are based on an in-house pay study researched surrounding municipalities and counties within an hour's drive. He stated that the proposed increases are within range of the Town's competition; to recruit good people who do a good job and get a fair return. The revised budget presented puts 3 Directors' salaries in the range of 90% compared to Troutman's size and generally close to the market rate. He continued by informing the Council that around 10% of Town employees will receive a 3% merit increase; around 25% qualify for a 2% merit increase, and around 25% qualify for a 1% merit increase leaving 1/3 to 40% of the Town employees not receiving a merit raise because they did not exceed the job expectations. The cost of living is to make sure that there is a balance based on last year's growth in government. Finance Director Mundy stated that staff will get the finalized numbers to the Council. Staff will then post a notification that the budget is posted for public view for 10 days before the Public Hearing and consideration of approval in June.

III. Overview of Town Council's Upcoming Regular May 9, 2024 Meeting Agenda Items Scheduled to be Presented

Consent

Items 1-4. Minutes to be approved.

Town Clerk informed Council that the Regular Meeting Minutes of March 14th, 2024 were left off the draft agenda in error, and would be added to the final consent agenda for approval.

Item 5. Consider Approval of DRB-24-02; Building Elevation as Recommended by the Design Review Board to Include Materials and Colors for the Doryian Elderly Apartments to be Located on the Corner of Lytton Street and Talley Street

Town Manager Wyatt stated that the Design Review Board (DRB) has reviewed and recommends Council's approval.

Mayor Young pointed out that "Elderly" in the title of the agenda item should be changed to "Senior" as noted in the staff report.

Item 6. Annexation Request AX-24-04 (Non-Contiguous), Applicant: William & Samantha Deal; 2.02 (+/-) acres; PIN(s) 4740-68-8959; 774 South Main Street: a. Adoption of Resolution 07-24 Titled: "Resolution Directing The Clerk To Investigate A Petition Received Under Article 4A of G.S. 160A"; b. Approval of Certificate of Sufficiency; c. Adoption of Resolution 08-24 Titled: "Resolution Fixing Date of Public Hearing On Question of Non-Contiguous Annexation Pursuant to Article 4A Of G.S. 160A" (Setting Public Hearing Date of June 13, 2024)

Upon request by Councilmember Henkel, Andrew Ventresca, Interim Planning Director explained where the property is located.

Item 7. Annexation Request AX-24-05 (Non-Contiguous), Applicant: Gerardo Cruz; 1.227 (+/-) acres; PIN(s) 4721-95-7529 & 4721-95-7792; 466 & 470 E. Monbo Road: . Adoption of Resolution 09-24 Titled: "Resolution Directing The Clerk To Investigate A Petition Received Under Article 4A of G.S. 160A"; **b.** Approval of Certificate of Sufficiency; **c.** Adoption of Resolution 10-24 Titled: "Resolution Fixing Date Of Public Hearing On Question of Non-Contiguous Annexation Pursuant to Article 4A Of G.S. 160A" (**Setting Public Hearing Date of June 13, 2024**)

Mr. Ventresca, Interim Planning Director stated that they are requesting annexation of the two lots for Town water and sewer. He reminded the Council that an ordinance was passed that requires anyone requesting water and sewer to be annexed into the Town. Mr. Ventresca continued by stating that only water is available at this time.

Item 8. Consider Resolution 11-24 Titled: "Resolution Awarding A Service Firearm To Retiring Officer Of The Troutman Police Department"

Town Manager Wyatt stated that approval of this resolution is to award Officer Wayne Elmore his service firearm for \$1 per state statute requirement. Police Chief Watson stated that Officer Elmore has 15(+/-) years in law enforcement. His last day working is May 31st; his retirement is effective June 1st.

Item 9. Consider Approval of Audit Contract with Thompson, Price, Scott & Adams for FY 2025

Justin Mundy, Finance Director recommends approval stating that Thompson, Price, Scott & Adams have done a great job. When they first started with the Town they signed a three-year contract proposal and this will be the third and final year. Next calendar year (early Spring) RFP's (Request for Proposals) will be sent out. Mayor Young asked if the marketplace had changed. Manager Wyatt and Mr. Mundy agreed that it has become worse.

Recognitions / Presentations / Introductions

Item 10. 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

Manager Wyatt commented that the Staff will try again to get them here for their recognition.

Item 11. Presentation of the 2024 "Town of Troutman Citizen of the Year" to Donna Lambert

Manager Wyatt commented that several people who work with the Help Ministries program (that Ms. Lambert works with) have reached out to thank the Town Council for choosing such a deserving person who is constantly making an impact on our community.

Item 12. Presentation of the 2024 "Organization of the Year" to Lowes Home Improvement

Manager Wyatt stated that the local Lowes Store Manager will not be able to attend Thursday night due to the death of one of the upper echelons of the organization but will be sending others in his place to accept the award. Mr. Joe McFarland, CEO of Lowes, who was also planning to attend will not be attending for the same reason. He wanted to thank the Council for recognizing what he hopes all of his stores strive to be; a community partner helping in multi-facets.

Item 13. Recognition of Jonathan Lyons as “Town of Troutman Employee of the Month” for April 2024

Manager Wyatt stated that Chief Watson will speak (at Thursday’s meeting) about Officer Lyon’s positive interaction with the school staff and children that he interacts with daily.

Item 14. Presentation of Advanced Law Enforcement Certificate to Officer Ethan Windsor

Town Manager Wyatt informed Council that Officer Windsor will not be able to attend Thursday’s meeting requesting to omit the item, postponing to another time.

New Business

Item 15. Request for Demolition of an Abandoned Residential Structure Located at 135 Ruffin Loop, Troutman, North Carolina, 28166 (HC-22-09): a. Hold Public Hearing; b. Consider Adoption of Ordinance 10-24 Titled: “An Ordinance Requesting The Demolition Of An Abandoned Residential Structure Located At 135 Ruffin Loop, Troutman, North Carolina, 28166”

Town Manager Wyatt stated that this is something that the Town has been working on for a while. He informed Council that someone mowed the lot over the weekend and that the homeowner had reached out to the Town requesting to tear it down himself. By state statute, unless the Town Attorney advises differently, once the Town stops the process and the house does not get torn down, the Town would have to start the process all over again. It is up to the Council to approve, and if so, the Town can still work with the homeowner in allowing him to tear it down within a certain time frame.

Item 16. Text Amendment TA-24-02: Amend Article 6.4.3 Campaign Signs of the Troutman UDO: a. Hold a Public Hearing; b. Consider Adoption of Ordinance 11-24 Titled: “An Ordinance Amending The Town Of Troutman Unified Development Ordinance”; c. Approval of Consistency Statement

Town Manager Wyatt stated that this text amendment puts the Town’s UDO in line with the state statutes providing a brief background of how the text amendment came about.

Andrew Ventresca, Interim Planning Director stated that the main purpose of the amendment is that state statute limits campaign signs to 6 square feet (3x3) in size on state right-of-way. The way the Town’s ordinance reads is that on state-maintained roads, the Town allows signs up to 32 square feet; violating state statutes. This amendment will bring the Town into compliance.

Item 17. Text Amendment TA-24-03: Amend Articles 3.4.3 Accessory Structures (Residential) and 3.4.3.1 Accessory Structures (Commercial) of the Troutman UDO, addressing fencing aesthetics: a. Hold a Public Hearing; b. Consider Adoption of Ordinance 12-24 Titled: “An Ordinance Amending The Town Of Troutman Unified Development Ordinance”; c. Approval of Consistency Statement

Town Manager Wyatt explained that this text amendment regarding fencing was in the Town’s previous UDO but was inadvertently omitted during the last rewrite stating that the best aesthetic side has to be facing the exterior. He advised that there have been citizen complaints regarding 2 fences on Talley Street. Manager Wyatt clarified that if the fences were constructed when the old ordinance was in effect, they should be brought into compliance, but if built during the gap period, they will be grandfathered in.

Item 18. Consider Authorization of Attorney to File Lawsuit Against Madd Monkey Garage

Town Manager Wyatt provided a brief background regarding the Madd Monkey Garage Mural advising Council that April 30th, 2024 was the due date for the mural to be painted over. He stated if he becomes

compliant, then there will be no reason to continue with the lawsuit. No one from the Town has reached out to the business owner, nor has the business owner contacted the Town. Councilmembers inquired as to what fees could be recovered in filing a lawsuit. Attorney Thomas replied, that all court costs and filing fees, but not attorney fees. Manager Wyatt suggested that if Council agrees to file a lawsuit, maybe the Town should give him some latitude regarding when to file and see if there is compliance or response from the business owner. Attorney Thomas stated that Interim Planning Director Andrew Ventresca just gave him a packet with all the information to file the suit which will take several days to go through stating that he will probably not be able to file the suit until sometime next week, and the ability to get a court date is weeks out.

*Upon motion by Councilmember Nau, seconded by Councilmember Henkel, and unanimously carried, approved to authorize Town Attorney Gary Thomas to file a lawsuit for an injunction and enforcement of fines against Madd Monkey Garage and property owners.

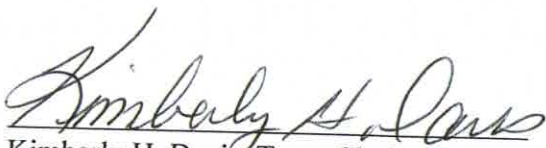
Due to the motion made above, this agenda item is to be removed from Council's May 9th Council Meeting Agenda.

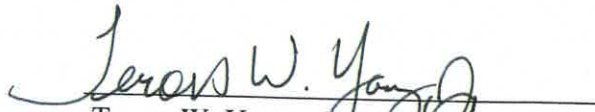
OTHER:

- Town Manager Wyatt stated that as an addition to Thursday's Agenda, the Council will need to authorize the Mayor or himself to sign the Service Contract with Waste Pro. He stated that Republic presented a new proposal on Friday, and for informational purposes only, he will email it out to Council. Mayor Young asked that the requested addition be added to the consent agenda.
- Town Clerk Davis presented copies of the new Code Of Ordinances from American Eagle for Council's review. She informed the Council that the company only sent 5 copies of the code. Additional books with the tabs and copies of the code have been ordered. A digital copy of the code will be emailed to Council.

IV. Adjournment

*Upon motion by Councilmember Jaroszynski, seconded by Councilmember Harris, and unanimously carried, approved to adjourn the May 06, 2024 Town Council meeting at 5:39 p.m.


Kimberly H. Davis, Town Clerk


Teross W. Young, Jr., Mayor

(*) Motion

