

MINUTE BOOK XXX, PAGES 48-55
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
May 13, 2021

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, May 13, 2021 at 7:00 p.m. with the Mayor Teross W. Young, Jr., presiding.

Councilmembers Present: W. Paul Henkel; Sally P. Williams; George W. Harris; Edward R. Nau

Councilmembers Absent: Felina L. Harris

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Gary Thomas, Town Attorney; Jonathan Wells, Interim Planning Director; Lt. Darrin Payne, Interim Police Chief; Paxton Hix, Park Maintenance and Facility Technician

Press Present: Debbie Page, Iredell Free News

I. MAYOR YOUNG CALLED THE MEETING TO ORDER

MAYOR YOUNG WELCOMED VISITORS AND GUESTS

Mayor Young commented that the Town was live streaming and will continue to live stream and operate under Governor Coopers orders.

INVOCATION – Delivered by Pastor Wesley Morris, Ostwalt Baptist Church

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO THE AGENDA ()**

Addition under New Business as Item 13 titled: "Consider Approval of a Troutman Elementary School Resource Officer Full-time Position".

APPROVAL OF THE AGENDA

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved the May 13, 2021 meeting agenda as amended above.

II. CONSENT AGENDA: *Items on the Consent Agenda 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.*

ITEM 1. Approval of Agenda Briefing Meeting Minutes of April 05, 2021

ITEM 2. Approval of Closed Session Meeting Minutes of April 05, 2021

ITEM 3. Approval of Regular Meeting Minutes of April 08, 2021

ITEM 4. Approval of Resolution 05-21 Titled "Resolution Approving Financing Terms (Truist Bank)"

ITEM 5. Approval of Budget Amendment for Property Acquisition of Three (3) Parcels Located on North Eastway Drive

- ITEM 6. Annexation Request AX-21-01 (Contiguous) Applicant: Peggy Jolly; 34.69(+/-) acres; PIN(s) 4741261714, 4741164796, 4741164993; (Winecoff Street)**
- a. **Adoption of Resolution 06-21 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 07-21 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 June 10, 2021)**
- ITEM 7. Annexation Request AX-21-02 (Non-Contiguous) Applicant: Brenda Sigmon; 113.44(+/-) acres; PIN(s) 4750608076; (380 Westmoreland Road)**
- a. **Adoption of Resolution 08-21 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 09-21 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 10, 2021)**
- ITEM 8. Annexation Request AX-21-03 (Contiguous) Applicant: Walmart Fulfillment Services, LLC; 3.68(+/-) acres; PIN(s) 4792042767; (386 Murdock Road)**
- a. **Adoption of Resolution 10-21 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 11-21 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 June 10, 2021)**
- ITEM 9. Adoption of Resolution 12-21 Titled: “Resolution Approving The Town Of Troutman Local Water Supply Plan”**
- ITEM 10. Adoption of Resolution 13-21 Titled: “Resolution Supporting The Continuation Of Natural Gas As A Sustainable Energy Source”**

Town Manager Ronald Wyatt recognized Jenn Bosser, Iredell Economic Development Corporation (IEDC) CEO as being in attendance along with associate Chad Thomas, IEDC Director of Business Development in support of Resolution 13-21. Ms. Bosser addressed Council commenting that IEDC encourages the continued use of natural gas as a resource in utility for expansion and growth in our community. There are places across the country that has restricted the use of natural gas. IEDC believes that a community should have access to all resources and this resolution is in support of that.

Upon motion by Councilmember Paul Henkel, seconded by Councilmember Sally Williams, and unanimously carried, approved Consent Agenda as presented.

(Copied in full, Resolution 05-21 is filed in Resolution Book IV, Page 6)
 (Copied in full, Resolution 06-21 is filed in Resolution Book IV, Page 7)
 (Copied in full, Resolution 07-21 is filed in Resolution Book IV, Page 8)
 (Copied in full, Resolution 08-21 is filed in Resolution Book IV, Page 9)
 (Copied in full, Resolution 09-21 is filed in Resolution Book IV, Page 10)
 (Copied in full, Resolution 10-21 is filed in Resolution Book IV, Page 11)
 (Copied in full, Resolution 11-21 is filed in Resolution Book IV, Page 12)
 (Copied in full, Resolution 12-21 is filed in Resolution Book IV, Page 13)
 (Copied in full, Resolution 13-21 is filed in Resolution Book IV, Page 14)
 (Copied in full, Resolutions 05-21 through 13-21 and Budget Amendment is filed with these minutes and is filed on CD titled: “Town Council Supporting Documents” dated May 10th and 13th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

III. RECOGNITION(S) AND PRESENTATION(S), *(Mayor Young)*

- **Presentation of “2021 Town of Troutman Citizens of the Year” to Jimmy and Betty Jean Troutman**

In presenting the “2021 Citizen of the Year” plaque to Jimmy and Betty Jean Troutman as joint recipients, Mayor Young offered congratulations and sincere appreciation. He highlighted each one’s commitment, dedication, and service to the Town of Troutman and the Troutman community over years past.

Mr. and Mrs. Troutman expressed thanks and appreciation to Council and Staff in receiving the award expressing that it is a true honor.

(The name of each recipient is added among the names of other Citizens of the Year on a plaque that hangs in the Town Hall lobby)

(Copied in full, nomination application is filed on CD titled: “Town Council Supporting Documents” dated May 10th and 13th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

- **Presentation of “2021 Organization of the Year” to Troutman Fire and Rescue**

Mayor Young recognized Troutman Fire and Rescue as the recipient of the Town of Troutman “2021 Organization of the Year” award expressing thanks and appreciation to Troutman Fire and Rescue for exemplifying true support, collaboration, integrity, and professionalism within our community not only by providing fire protection and medical services in efforts of minimalizing loss of life and property, but by sharing resources and facilities, participating in local events, and maintaining personal and professional relationships throughout the community. Fire Chief Wesley Morris and Assistant Fire Chief Jimmy Kestler accepted the 2021 Organization of the Year plaque, presented by Mayor Young.

Fire Chief Wesley Morris commented that Troutman Fire and Rescue is honored to receive the award thanking Council for their support and for the relationship between their organization and the Town of Troutman.

(Troutman Fire and Rescue is added among the names of other Organizations of the Year on a plaque that hangs in the Town Hall lobby)

(Copied in full, nomination application is filed on CD titled: “Town Council Supporting Documents” dated May 10th and 13th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

IV. STANDING REPORT(S):

- **Troutman ABC Store Quarterly Report, *(Layton Getsinger, ABC Board Chairman)***

On behalf of the ABC Board, ABC Board Chairman Layton Getsinger, presented the report for the ABC Store’s performance for the end of the 3rd Quarter (January - March 2020-2021) stating that while still robust, sales begin slightly tapering off in March in comparison to the corresponding quarter and month of the previous year. The store ended the 3rd Quarter at 14.32% above last year’s 3rd Quarter.

Mr. Getsinger presented the following general highlights:

- As of the end of March we have generated net sales of \$7,724,149.35 since opening on 12/1/2016.
- The store surpassed \$2 Million in sales for this year on 4/17/21 and was on track for \$2.51 million in sales by the end of June.
- Since opening the store has generated \$481,119 in profits after distributions.

- As of March the store's distributions are \$184,557.17
 - . \$135,603 to the town, ESC Park, Library and Schools
 - . \$20,398 to Troutman Police Department
 - . \$28,557 to DACI for Alcohol and Drug Training

3rd Quarter highlights are as follows:

- 3rd Quarter Net Sales: \$562,259 14.3%↑ over 3rd Qtr. last year
- 3rd Quarter Operating Expenses averaged (before Distributions): \$25,323 per month
- A 15% increase over last year's 3rd Quarter of \$22,026
- Increase in payroll, credit card processing fees, and liquor delivery fees were the major reasons for this increase.

3rd Quarter Net Profit (after distributions): \$34,667; 4% increase over 3rd Qtr. last year of \$33,295

- 3rd Qtr. Distributions: \$20,400
 - . Town, ESC Park, Library and Schools: \$16,075
 - . Law Enforcement \$1,802
 - . Alcohol/Drug Education (DACI): \$2,523
- Retained Working Capital at the end of Qtr. is \$393,109.
- Maximum allowed: \$414,071

The store currently has \$300,009 in savings.

Forecast:

- Revenues in March and April were each 4% below last March and April
- Budgeted Revenue for this FY (2020—2021) is: \$1,742,824:
- Revised Forecast based on our 3rd Quarter sales is currently:
 - . \$2.51 million, a 44% increase over budget
- Budgeted Profit is \$148,220 before distributions
- Budgeted Distributions are: \$67,664
- The store is on a profit trajectory (based on 3rd Quarter performance of \$240,000 before distributions) which would be approximately \$110,000 and is at full staff with no known needs to add additional payroll outside of our typical pay increases for the coming year.

Mr. Getsinger responded to a question regarding expansion South of Town stating that the Board has been looking at locations and due to land becoming more expensive each day, action will soon need to be taken. He commented that he is hoping to be under construction with a second store in about two (2) years assuming they purchase the land and build verses renting.

Mayor Young expressed appreciation to Mr. Getsinger, General Manager Evelyn Walls and the ABC Store Staff for a job well done.

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*". However, please note that this regular meeting is being conducted under an adopted March 30, 2020 State of Emergency Ordinance resulting from the issued NC Governor's Executive Order 121 and revised Executive Order 151 dated July 16, 2020. Therefore, at this time "in-person" attendance will be allowed but limited due to social distancing restrictions. Public comments can be received by mail at 400 N. Eastway Drive, Troutman NC 28166, email (kdavis@troutmannnc.gov), or live stream chat of no more than 350 words. Emails can be received up to 5:00 pm the day of the meeting. (For Live Streaming, go to the link on the home page on the Town Website at www.troutmannnc.gov)

b. Consider Adoption of Ordinance 02-21 Titled: “Ordinance Amending The Town Of Troutman Unified Development Ordinance”

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Paul Henkel, and unanimously carried, approved Ordinance 02-21 Titled: “Ordinance Amending The Town Of Troutman Unified Development Ordinance”

c. Consider Adoption of Statement of Consistency

Upon motion by Councilmember George Harris, seconded by Councilmember Sally Williams, and unanimously carried, approved that the text amendment is consistent with the Troutman Strategic Plan and the Future Land Use Map as they will serve and simplify development processes and procedures and bring them into compliance with state laws and statutes. The proposed changes are reasonable and in the public interest as they clarify procedures and conditions under which development is expected to occur in Troutman.

(Copied in full, Ordinance 02-21 is filed in Ordinance Book 9, Page 4)

(Copied in full, Ordinance 02-21, is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated May 10th and 13th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

(Copied in full, Staff Report, Ordinance 02-21, Certification of Planning Boards action taken, summary of UDO changes, and redlined copy of UDO changes is filed on CD titled: “Town Council Supporting Documents” dated May 10th and 13th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 12. Set Public Hearing Date Regarding Issuance of Debt for Property Acquisition (3 parcels located on North Eastway Drive), (Ronald Wyatt, Town Manager)

Upon motion by Councilmember Sally Williams, seconded by Councilmember Eddie Nau, and unanimously carried, approved to set Public Hearing Date for Agenda Briefing Meeting on Monday, June 7, 2021 at 4:00pm.

****ITEM 13. Consider Approval of a Troutman Elementary School Resource Officer Full-time Position, (Wyatt)**

Town Manager Wyatt informed Council that Iredell Statesville Schools (ISS) have approved a full time position for a School Resource Officer (SRO) for Troutman Elementary that includes ISS paying 10 months of the SRO’s salary leaving the Town to pay the remaining 2 months’ salary.

Councilmember Eddie Nau thanked the School Board for providing the additional SRO that the children’s safety is the utmost concern. He expressed appreciation for the School Board’s vision and to the Troutman Police Department in filling the position.

Mayor Young asked that Council’s appreciation is conveyed to the School Board.

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved the additional position of a full-time SRO.

VII. ELECTED OFFICIALS / STAFF REPORTS AND COMMENTS

Town Council

Councilmember George Harris

- . Recommended that everyone get his or her COVID vaccine so that the mask requirement can go away.
- . Suggested that the Town Manager may want to take a ride to Kannapolis to see what they did with their downtown during their revitalization project.

- . Voiced concern of speeding at the corner of Thomas and Wagner for safety regarding the crosswalk at the same location stating that cars are not stopping for kids going to the middle school.

Councilmember Eddie Nau

- . Congratulated everyone graduating from college and high school along with expressing appreciation to all teachers.
- . Thanked Lt. Darrin Payne for doing a great job filling in as Interim Police Chief.
- . Asked that Interim Chief Payne congratulate Officer Madison Sharpe on the great job he is doing in the community.

Councilmember Sally Williams

- . In recognition of National Police Week appreciation was expressed for the great job the Police Department is doing commenting that it is a reflection of Interim Chief Payne's leadership.
- . Voiced that sandwich signs are left out by businesses overnight when they are supposed to be taken up daily at closing. Manager Wyatt responded that the issue has been addressed with Code Enforcement.
- . Thanked Parks & Rec. Director Emily Watson for visiting the sites where Farmer's Market vendors get their product making sure they are not selling retail products.
- . Thanked all staff for going the extra mile doing more than what their job description calls for expressing appreciation to Paxton Hix in taking pride for what he does for the Town.

Councilmember Henkel

- . Expressed security concerns regarding IT requesting that staff be pro-active in taking measures to keep the Town secure. Mayor Young and all other Council members were in agreement. Town Manager Wyatt stated that his concerns are duly noted and he will address and take seriously.

Mayor Young

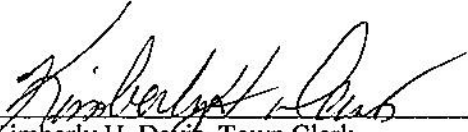
- . Expressed appreciation to all involved in the beautification of the Town including the repaving of the parking lot.
- . Asked for continued prayers for the family of Officer Sheldon who was killed in the line of duty.
- . Congratulated and expressed appreciation to Interim Planning Director Jonathan Wells for his service to the community and recognition in fixing up bikes for a program called "Bike Share". Mr. Wells thanked the Mayor commenting it is a unique and humbling experience. He informed Council that local TV stations are scheduled to do a story on the program calling it "Bikes for Neighbors".

Town Manager

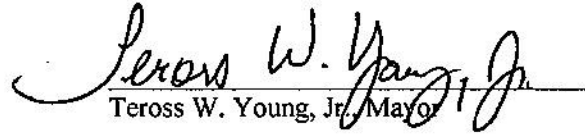
- . Commented on the current paving of the parking lot apologizing that the paving happened during a Council meeting week.
- . Shared accolades from the Iredell-Statesville School Board Chairman Martin Page thanking and praising Troutman Police Officers for their presence at the last school board meeting stating the officers acted respectful, responsively and professionally.
- . In recognition of National Law Enforcement Memorial Week, Town Manager Wyatt recognized Troutman Officer William (Bill) John Pettit who passed away in the line of duty. Mayor Young stated that he appreciates Manager Wyatt's comments of Officer Pettit and he is looking forward to possibly having his family here for a formal recognition.

VIII. ADJOURNMENT

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved to adjourn the May 13, 2021 Town Council meeting at 8:20 p.m.



Kimberly H. Davis, Town Clerk



Teross W. Young, Jr., Mayor

(**) Adjustments to the Agenda

