

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

**TOWN COUNCIL AGENDA BRIEFING MEETING MINUTES**

**June 7, 2021 – 4:00 P.M. – Troutman Town Hall**

Presiding: Mayor Teross W. Young, Jr.

Council Members Present: W. Paul Henkel; Sally P. Williams; George W. Harris; Edward R. Nau; Felina L. Harris

Council Members Absent: None

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Steve Shealy, Finance Director; Gary Thomas, Town Attorney; Emily Watson, Parks and Rec. Director; Jonathan Wells, Interim Planning Director; Adam Lippard, Public Works Director, Michael Barker, IT

Press Present: Debbie Page, Iredell Free News

Others: See attached Sign-In sheet

**I. MAYOR YOUNG CALLED THE MAY 10, 2021 AGENDA BRIEFING MEETING TO ORDER**

**• Adjustment(s) to the Agenda Briefing Agenda**

None

**. Adoption of the Agenda Briefing Agenda**

\*Upon motion by Councilmember Sally Williams, seconded by Councilmember George Harris, and unanimously carried, approved the June 7, 2021 Agenda Briefing Agenda as presented.

**II. GENERAL BUSINESS**

**A. Mayor and Council Items**

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

Councilmember Felina Harris

- . Commented on the signs around Town about the Town Manager and was glad for the recognition.

Councilmember Sally Williams

- . Asked for updates regarding sandwich signs and the dumpsters at Kat's Patch. Town Manager Wyatt commented he is working on both items.

- . Asked for an official update regarding the November election. Town Manager Wyatt responded that nothing is definite through legislation. In speaking with Representatives Jeff McNeely and Grey Mills unless something unexpected happens there is not going to be an election in Troutman this year and that the Town may want to consider adoption of a Resolution. In waiting to next year it would be a significant cost savings for the County. Town Attorney stated that the legislation has passed that stops elections (due to late census data) and from what he has seen it only pertains to municipalities that have districts. Councilmember Williams commented that she cannot see that it would be reasonable, expense wise for the county to hold an election for three small municipalities. Town Manager Wyatt to follow up and report back to Council a final decision.

#### Councilmember Eddie Nau

- . Thanked Shellem Cline for recording his video and putting his hometown in a great light. Suggested recognizing him with a Proclamation sometime in the future and possibly book him for one of the Parties in the Park.
- . Voiced issues regarding the lack of up-keeping at Exit 42 by NCDOT. He requested that the Town reach out and complain to NCDOT regarding Exit 42 issues expressing that Troutman should not bear the burden in paying for upkeep. He spoke of complaints posted on Facebook suggesting that the Town let them know that clean-up of Exit 42 is not the Town's responsibility. Town Manager Wyatt spoke in regards to NCDOT funding shortfalls and agreed to follow up with NCDOT.

#### Councilmember George Harris

- . Asked Parks & Rec. Director Emily Watson her thoughts on the success of the 1<sup>st</sup> year using the ballfields. Ms. Watson stated although the fields definitely were needed, it was a struggle with trying to schedule teams, finish the fence project as well as being in the transition period of ending the interlocal agreement with the county and staffing changes.
- . Thanked the Town Manager for being responsive to an issue on Perry Road and meeting with Citizen Jim McNiff regarding his budget concern as requested by Council.

#### Councilmember Paul Henkel

- . In regards to opening of the ballfields, he expressed that he was glad the Town could fill a community need when other ballfields were not available.
- . Agreed with Councilmember Nau's comments regarding NCDOT negligence commenting that for the sake of the looks of the Town and for the citizens, the Town may have to bite the bullet and spend Town funds for maintenance and beautification since the state has fallen behind. He stated he would support the Town Manager in what has to be done on a minimum basis to keep the Town looking nice.
- . Commented he is looking forward to the Independence Day Parade, festival and fireworks. It will be good for the community.

#### Mayor Young

- . In regards to the clean-up needs at Exit 42 he asked that if Town Manager Wyatt would construct a letter to send to Senator Sawyer outlining the Town's concerns of DOT's lack of attention at Exit 42 stating that he will be happy to sign it.
- . Asked for an update regarding the parking lot for the ballfields. Town Manager Wyatt responded that there have been a lot of concrete poured. If weather holds out the project should be complete by the middle of June. A brief discussion was held regarding the need for additional rental space/shelters including cost effective pre-fab structures.
- . Recognized Troutman Fire and Rescue commenting that he received a call from Huntersville's Mayor expressing thanks and appreciation to Troutman Fire and Rescue for their response to his wife who fell and broke her arm while visiting the State Park over the weekend.

## **B. Staff Comments/Business**

### **1. Introduction of Michael Barker, IT Personnel, (*Ronald Wyatt, Town Manager*)**

Town Manager Wyatt introduced Michael Barker the Town's part time in-house IT personnel. He stated that Mr. Barker's full time career is IT. He is a father of five, works with Troutman Youth and Athletic Association (TYAA) and sits on the Troutman Parks and Recreation Committee.

### **2. Monthly Revenue Update, (*Steve Shealy, Finance Director*)**

Finance Director Steve Shealy reported that May's sales tax, property tax, and water and sewer billing are up across the board compared to last year. As the year winds down, Council will find that the Town came through a very difficult trying year quite admirably and that the Town is in a sound financial condition.

(Copied in full, monthly revenue update is filed on CD titled: Town Council Supporting Documents" dated June 7<sup>th</sup> and 10<sup>th</sup>, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

### **3. Issuance of Debt for Property Acquisition for Three Lot Located on North Eastway Drive**

#### **a. Call for Public Hearing**

Mayor Young Opened the Public Hearing

Finance Director Steve Shealy stated that this is part of the financing process required for property acquisition. The Town has received a good proposal for financing through Truist Bank with a proposed 2.58% interest rate on a 10 year term. He stated that in this particular case with the dollar amount being less than \$500,000 the Town is not required to go through the Local Government Commission (LGC) approval process.

Mayor Young Closed the Public Hearing

#### **b. Consider Approval of Financing (Truist Bank)**

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Sally Williams, and unanimously carried, financing through Truist Bank was approved.

(Copied in full, public hearing notification is filed on CD titled: Town Council Supporting Documents" dated June 7<sup>th</sup> and 10<sup>th</sup>, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

#### **4. Overview of the Upcoming Regular June 10, 2021 Meeting Agenda Items Scheduled to be Presented, (Wyatt)**

Town Manager Wyatt briefly reviewed agenda items as presented on the June 10<sup>th</sup> Town Council meeting agenda.

##### Under Consent Agenda:

- Approval of three sets of minutes
- Building elevations for proposed Burger King and Lowes
- Year-end budget amendment
- Amendment to the Interlocal Agreement between the Town of Mooresville, Town of Davidson, Town of Troutman, City of Statesville and Iredell County Creating the Lake Norman Regional Transportation Commission extending the termination date.

##### Under Recognitions/Presentations:

- Introduction of Cameron Jones, the Police Department's new Investigator
- Recognition(s) of Billie Jo Powell and Sherri Saunders for their contributions to the Town.

##### Under New Business:

- Interim Planning Director Jonathan Wells will be presenting an annexation request AX-21-03 for 386 Murdock Road (Item 11), and a rezoning request RZ-21-01 for property located on South Eastway Drive (Item 12) (public hearings are scheduled for both items).
- A Public Hearing will be held for the 2021-22 FY Budget followed by Council's consideration of approval.

#### **5. Hold Closed Session Pursuant to General Statutes 143-318.11(a)(6) Personnel**

Mayor Young called for a Closed Session pursuant to North Carolina General Statutes (NCGS) 143-318.11(a)(6) to discuss personnel.

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

\*Upon motion by Councilmember Paul Henkel, seconded by Councilmember George Harris, and unanimously carried, approved to hold a Closed Session pursuant to NCGS 143-318.11(a)(6) to discuss personnel.

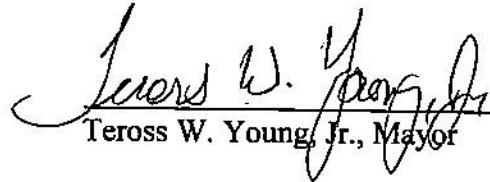
***Mayor Young Opened the Closed Session.***

***\*\*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***

### III. ADJOURNMENT

\*Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved to adjourn the Agenda Briefing of June 7, 2021.  
Time of adjournment: 6:15 p.m.

  
Teross W. Young, Jr., Mayor



  
Kimberly H. Davis, Town Clerk

- (\*) Motion(s)
- (\*\*) Addition(s)