

**MINUTE BOOK XXXII PAGES 87-99**  
**TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES**  
**June 08, 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, June 08, 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

Councilmembers Absent: Jerry R. Oxsher

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Lynne Hair, Planning Director; Justin Mundy, Finance Director; Emily Watson, Parks & Rec. Director; Josh Watson, Police Chief; 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**

No adjustments were made to the agenda.

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris and unanimously carried, approved the June 08, 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. Approval of Agenda Briefing Meeting Minutes of May 8, 2023**
- 2. Approval of Closed Session Minutes of May 8, 2023**
- 3. Approval of Regular Meeting Minutes of May 11, 2023**
- 4. Approval of DRB-23-03 – 138 Houston Road – Julian Place – Approval of Building Elevations for O'Reilly Auto Parts as Recommended by the Design Review Board**
- 5. Approval of DRB-23-04 – 165 Julian Place – Approval of Building Elevations for O'Reilly Auto Parts as Recommended by the Design Review Board**
- 6. Approval of FY 2022-2023 Year-End Budget Amendment(s)**
- 7. Approval to Amend the Town of Troutman Schedule of Fees**

8. **Approval to Adopt American Rescue Plan Act (ARPA) Resolutions/Policies:**
  - a. Resolution 12-23 Titled: *“Resolution to Adopt Eligible Use Policy for ARP Grant Funding”*
  - b. Resolution 13-23 Titled: *“Allowable Cost and Cost Principles for Expenditure of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds by North Carolina Local Governments”*
  - c. Resolution 14-23 Titled: *“Nondiscrimination Policy for Use of ARP/CSLFRF Award”*
  - d. Resolution 15-23 Titled: *“Conflict of Interest Policy Applicable to Contracts and Subawards of the Town of Troutman Supported by Federal Financial Assistance”*
  - e. Resolution 16-23 Titled: *“Resolution Adopting a Record Retention Policy for Documents Created or Maintained Pursuant to the ARP/CSLFRF Award”*
9. **2022 Water and Wastewater Improvement Projects:**
  - a. Approval of Resolution 08-23 Titled: *“Resolution By The Town Council Of The Town Of Troutman Accepting American Rescue Plan (ARP) Grant Funding For The 2022 Wastewater Capacity Improvements Project (Project No. SRP-W-ARP-0055)”*
  - b. Approval of Resolution 09-23 Titled: *“Resolution By The Town Council Of The Town Of Troutman Accepting American Rescue Plan (ARP) Grant Funding For The 2022 Water System Asset Inventory And Assessment (AIA) Study (Project No. AIA-D-ARP-0123)”*
10. **Annexation Request AX-23-04 (Non-Contiguous), Applicant: Piedmont Landco; 40.439(+/-) acres; PIN(s) 4750-03-9924, 4750-04-8098, 4750-04-9215, 4750-03-7946, 4750-03-4863, 4750-03-1554, 4740-93-8470, 4750-03-2267, 4750-03-5271, 4750-03-0048, 4750-02-2928, 4750-02-1706, 4750-02-8954, 4750-02-3822, 4750-02-2750, 4750-02-2529, 4750-02-4696, 4750-13-0875, 4750-03-6051, 4750-04-8395, 4750-02-0921**
  - a. Adoption of Resolution 10-23 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 11-23 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 July 13, 2023)*
11. **Approval to Adopt Policy #64 Titled: “Town of Troutman Annexation Policy”**
12. **Approval to Amend Policy #29 Titled: “Town of Troutman Water and Sewer Service Policy”**

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

(Copied in full, Res. 08-23, in filed in Resolution Book IV, Page 8)  
 (Copied in full, Res. 09-23, in filed in Resolution Book IV, Page 9)  
 (Copied in full, Res. 10-23, in filed in Resolution Book IV, Page 10)  
 (Copied in full, Res. 11-23, in filed in Resolution Book IV, Page 11)  
 (Copied in full, Res. 12-23, in filed in Resolution Book IV, Pages 12-15)  
 (Copied in full, Res. 13-23, in filed in Resolution Book IV, Pages 16-29)  
 (Copied in full, Res. 14-23, in filed in Resolution Book IV, Pages 30-33)  
 (Copied in full, Res. 15-23, in filed in Resolution Book IV, Pages 34-56)  
 (Copied in full, Res. 16-23, in filed in Resolution Book IV, Pages 57-59)  
 (Copied in full, Policy #29 is filed in the Town of Troutman Policy Book 1)  
 (Copied in full. Policy #64 is filed in the Town of Troutman Policy Book 1)  
 (Copied in full, staff reports, site plans, and elevations for 155 & 156 Julian Place; amendment to Policy #29, Policy #64; FY Budget Amendment; Proposed Schedule of Fees; Resolutions 08-23 thru 16-23 are attached to

these minutes and are filed on CD titled: "Town Council Supporting Documents" dated June 5<sup>th</sup> and 8<sup>th</sup>, 2023 in CD Book #1 Titled: "Town Council Supporting Documents" along with Annexation Petition, Legal Description, Annexation Plat, and Elevations)

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

#### **13. Recognition of Officer Logan Ruocco as "Town of Troutman Employee of the Month",** *(Ron Wyatt, Town Manager, and Josh Watson, Police Chief)*

Chief Watson recognized Police Officer Logan Ruocco as "Employee of the Month" for being proactive in his job and proactive in reaching out to the community. He always volunteers at community events even on his days off. He stated that it was very hard to choose because the department has some of the best police officers that have ever worked for the Town and every officer works extremely hard.

Manager Wyatt stated that Officer Ruocco has excelled in his position and expressed appreciation to him and to all the officers.

Mayor Young congratulated Officer Ruocco and expressed thanks and appreciation for his service to the community and for being an asset to the Town in keeping everyone safe.

(Copied in full, Certificate is filed on CD Titled: "Town Council Supporting Documents" dated June 5<sup>th</sup> and 8<sup>th</sup>, 2023 in CD Book #1 Titled: "Town Council Supporting Documents")

#### **14. Recognition of Troutman Middle School as 2023 I-SS Middle School Baseball Tournament Champions,** *(Ron Wyatt, Town Manager/Emily Watson, Parks & Rec. Director)*

Manager Wyatt commented that he is proud of the Middle School Baseball team and Coach Milliron in winning the championship. He stated that the team has done a wonderful job and played with dignity and character.

Parks & Recreation Director Watson stated that the Town is honored to recognize this group of young men. She turned it over to Coach Chad Milliron to introduce the team members and provide stats for the season. Ms. Watson also recognized Jimmy Donaldson (present), Dillon Donaldson (present), and Jimmy Mattingly who was unable to attend

Coach Milliron presented the team by name as follows:

Luke Cannon	Tristian Cowan (not present)
Ty Hutchens	Steele Milliron
Bryson McClain	Jacob Long
Brendan Blankenship	Blake McDowell
Connor Huwe	Jaxon Watts
Connor Michel (not present)	Mason Pennell
Bryson Paslay	

He stated that this is a special group and is very proud of them. At Troutman we do not lose, we learn. He shared that the team scored 139 runs this year and gave up 32, overall the team went 11-1 (1 tie). He stated that this team is coached hard and they are a good core group of guys that hold each other accountable and have standards. He expressed that the guy's mean the world to him and he that he wants nothing but the best for them. Coach Milliron

stated that the teams parents are outstanding; everyone is truly a family. He concluded by stating that he and the Town have a good relationship; and that there are a lot of good things happening in Troutman.

Mayor Young congratulated the team on their championship and expressed appreciation to the coaches for what they do. All came forward for a congratulatory handshake from each Council member and Mayor Young who presented them with a Town of Troutman medallion and patch.

#### **IV. STANDING QUARTERLY REPORT(S):**

##### **15. J. Hoyt Hayes Memorial Troutman Library, (Tamra Hicks, Library Manager)**

Tamra Hicks, Troutman Library Manager presented the following report:

###### **Library Stats:**

- Overall visits in the last 3 months: 10,670
- Even though the Library's number of checkouts is less than Statesville, the numbers are continuing to increase and Troutman is maintaining a percentage rate that doubles Statesville.

###### **Summer Reading Program:**

- All library staff have been working hard to prepare for this year's program, titled "All Together Now". The Library is being decorated with a 60's approach of Peace, Love, and Tie-dye. The program begins on Monday, June 12<sup>th</sup> at 1:00 pm with a concert at the library featuring Big Bang Boom, an energetic band geared towards kids. Everyone is invited. A Raffle of a painting by a local artist will be held. Tickets are \$5, or 5 for \$20.
- The Library will be having programs for the entire family. Summer "camp" as we are calling it this year will be on Thursdays at 10:00 am & 2:00 pm for ages 6-11; and Teen programs will be on Fridays at 2:00 pm.
- An adult book club will be part of the summer reading program; the next book is "Step It Up and Go", about music in NC and how it started. The Troutman Library Pickers will perform for the public on Monday, June 19<sup>th</sup> from 6 pm-8 pm and the discussion of the book will be held the following day at 2:00 pm.
- The Summer Reading program will end on July 31<sup>st</sup> with Big Rig Day at Parks and Rec. where children can see different types of emergency, construction, and community vehicles.

###### **Other:**

- Besides the regular programs, there will be special programs about bee-keeping and seed starting, along with visits from the Sheriff's Dept., Allison Woods (Birds of Prey), and Iredell County Animal Services.
- A brief discussion was held in reference to the future expansion of the library.

#### **V. OLD BUSINESS:**

##### **16. Approval of an Economic Development Agreement Between the Town of Troutman, Troutman Logistics Venture, LLC, and Troutman Logistics, LLC, (Manager Wyatt/ Gary Thomas, Town Attorney)**

Town Manager Ron Wyatt presented the request to Council stating that the agreement is similar to previous agreements approved by Council. No discussion was held.

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, Economic Development Agreement between the Town of Troutman, Troutman Logistics Venture, LLC, and Troutman Logistics, LLC was approved as presented.

(Copied in full, agreement is attached to these minutes and is filed on CD titled: "Town Council Supporting Documents" dated June 5<sup>th</sup> and 8<sup>th</sup>, 2023 in CD Book #1 Titled: "Town Council Supporting Documents")

## **VI. NEW BUSINESS**

### **17. Proposed FY 2023-24 Town of Troutman Budget, (Wyatt/Justin Mundy, Finance Director)**

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

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

Town Manager Ron Wyatt presented the Budget Message to Council expressing how the annual budget and its process is a stressful time as each department director is taxed with having to review all their department's factors, including past, current, and future expected demands. Along with wish lists from those in our community who want more. "More" to some is an improvement in the quality of life we all desire and adding park amenities, greenways for walking, running, and bike riding example for many. Ensuring that there are enough staff to handle citizen needs and issues is definitely a great example. He stated that he is pleased to work with such an incredible group of employees that understand the small-town way of life and also understand we are a growing town. They wear multiple hats doing more than just their assigned job duties to ensure Troutman is the best place to live, work and play.

In presenting the proposed 2023/2024 fiscal year budget, Manager Wyatt stated that this budget will have an increase of approximately 50% over the accepted budget of last year. General Fund is increasing by around 48% for several reasons. The main reason is that \$1,275,000 is being saved for a future Town Hall and \$125,000 appropriated for a new Town Hall plan. This accounts for half of the increase in the General Fund. The other half of the growth is due mainly to an increase in personnel in the police department, parks and recreation department, and admin department to keep up with the Town's needs as the Town grows. Staff recommends a tax rate decrease of .02 cents per \$100 assessment resulting in a proposed tax rate of .50 cents per \$100 assessment. The Town's revenue-neutral tax rate was calculated to be .37 cents. The Utility Fund budget is increasing by approximately 53%. This is mainly due to a budgeted increase in additional sewer capacity that is anticipated to be needed and an increase in water rates that the Town is charged. Also, with the Town's growth, the volume of water and sewer expenditures increases along with the increased cost of supplies and equipment needed to maintain the Water & Sewer Department. This budget proposal will leave current water and sewer rates for citizens intact this year. He stated that the Town continues to benefit from unprecedented growth residentially and commercially and are aware of the future demands that growth places on staff to provide services that residents are used to receiving. There has been necessary additions to the team to meet those demands and have also increased full and part-time staff in Parks and Rec as the Troutman/ESC Park continues to be built methodically per the approved master plan. The Police Department is also gaining staff positions. In addition, there are admin positions being added to provide passports that will produce a revenue stream for the town. We are better prepared to serve citizens by having a backup clerk or utility department persons ready to fill in as needed.

Last year, the Town reached out to consultants/experts to begin moving forward to ensure the Town's infrastructure was being added appropriately and upgraded as necessary to handle our water and our wastewater needs. Staff is adding significant pieces of equipment again this year that will cost just under \$275,000.00 and have budgeted appropriately to maintain the required services, yet knowing we are growing. Manager Wyatt advised that necessary street repairs and/or replacements are also in the proposed budget.

The budget includes funds to complete funding a needed concession stand & restroom facility at the baseball/softball fields and necessary upgrades to the landscaping around the new amenities will continue. Staff would like to add additional structures such as picnic areas in the park which will be subject to specific projects being on budget or less.

The security of our citizens is not only a statutory obligation but our priority. The Troutman Police Department is growing, and is in need of personnel. The Town has purchased vehicles as the vehicles became available this past year. The Town continues to provide the needed training and appropriate certifications for officers to perform their duties more proficiently. However, we are out of space for the police. There are insufficient locations for evidence storage and officers need more room to do their admin duties and training in a suitable environment.

Manager Wyatt stated that the Town continues to plan for growth by adding properties, needing some for space to continue serving our citizens until a new Town Hall is built. Other properties purchased is so the town can revitalize the downtown area in preparation for future growth. The Town adopted a plan for that growth back in 2016/2017. Also, future streets coming from development will require additional liability to the Town for maintenance and repair. Therefore, the Town is planning appropriately. This budget allows us to continue to properly serve the citizens with as little cost as possible. More importantly, it is reflective of our team's dedication to performing frugally and proficiently for each taxpayer and allows the Town to continue preparing for our future needs. Manager Wyatt expressed appreciation to the Mayor and members of the Council for providing staff with the necessary funding to continue serving the Town relevantly.

Councilmember George Harris stressed that the budget proposes a decrease in the Town's tax rate by \$.02 per \$100. This year's increase in property tax was from re-evaluation through the County, not the Town. He stated that the Town has new industry and homes in Town that also have to be provided for; therefore, the Town needs to address a lot areas of growth. Councilmember Harris also stated that one of the reasons for the increase in the budget is the need to build a new Town Hall. In reference to a new Town Hall Manager Wyatt stated that the Town is budgeting and saving for things the Town knows will be needed in the future; not only a new Town Hall, but to refurbish this building for a stand-alone Police Department. Councilmember George Harris also addressed new Town vehicles due to calls received from residents stating that the Town's vehicle policy has not changed, but the Town has increased the number of employees which has increased the number of vehicles. Town Manager Wyatt stated that it is also part of the Town's policy that once the vehicle starts costing money to repair to keep them in service, it is the time to release them; and in addition there have been unusual market conditions.. Councilmember Paul Henkel stated that it is a good and sound budget that meets a growing Town's needs, and is managed well. He stated that there are capital needs in the Town that has to be addressed, therefore the Town is going to start saving in order to accomplish these needs in a responsible manner.

No comments from the Public were made.

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

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

Mayor Young thanked Staff for all their work and Council for their feedback to staff during the budget process. He stated that Council heard the public and provided some relief by decreasing the Town's tax rate.

**b. Approval of Ordinance 17-23 Titled: “Town of Troutman FY 2023-24 Budget Ordinance”, (Manager Wyatt / Justin Mundy, Finance Director)**

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved Ordinance 17-23 Titled: “Town of Troutman FY 2023-24 Budget Ordinance” as presented.

(Copied in full, Ordinance 17-23 is filed in Ordinance Book 10, Pages 28-31)

(Copied in full, Ordinance 17-23 is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated June 5<sup>th</sup> and 8<sup>th</sup>, 2023 in CD Book #1 titled: “Town Council Supporting Documents” along with the 2023/2024 Budget)

**18. Approval of Audit Contract with Thompson, Price, Scott & Adams for FY 2023, (Mundy)**

Town Manager stated that Staff recommends that the Town proceed with the proposed contract.

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved Audit Contract with Thompson, Price, Scott & Adams for FY 2024 as presented. Following Manager Wyatt bringing to Council’s attention that the fiscal year 2024 as presented is incorrect; the FY should be 2023.

The motion was then amended by Councilmember George Harris, seconded by Councilmember Felina Harris, to correct the year to 2023. The motion was unanimously approved.

(Copied in full, Audit Contract is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated June 5<sup>th</sup> and 8<sup>th</sup>, 2023 in CD Book #1 titled: “Town Council Supporting Documents”)

**19. Text Amendment TA-23-07; Text Amendment to the Unified Development Ordinance (UDO) Recommendation Amending Articles 9.4.2 and 9.10 Requiring Planning Board Review of Development Agreements, (Lynne Hair)**

**a. Call for a Public Hearing**

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

Planning Director Lynne Hair presented the proposed UDO text amendment TA-23-07 is requested by Staff to amend Articles 9.4.2 and 9.10 removing the language that requires Planning Board review of Development Agreements. She stated that there is a specific State Statute (NCGS 160D-1001) that gives Towns and jurisdictions the ability to enter into Development Agreements with developers and gives councils the authority to negotiate these contracts. However, the current UDO has language that includes the Planning Board as a reviewing body on a Development Agreement which is not what the state statute says on how Development Agreements are to be processed. She stated that staff and the Planning Board recommend approval.

**Section 9.4.2 (C) Concept Plan Review Process, removing Development Agreements from the Planning Boards review process for concept plans as follows: (in red and strike through)**

(C) Application and Procedure: The application shall be filed with the Planning Department. The Planning Director shall notify the superintendent of Iredell-Statesville Schools when a Concept Plan for a Conditional Zoning District or Development Agreement with residential uses has been submitted and note that the Concept Plan is available for viewing. The Town may request comments from any person or agency directly

affected by a proposed development. In cases where the Concept Plan is reviewed as part of an application for a Conditional Zoning District ~~or Development Agreement~~, the Planning Board shall review the Review Criteria listed below about the proposed development. The Planning Board shall make a statement regarding the consistency of the proposed development and a recommendation to approve, approve with conditions, or deny the Concept Plan to the Town Council.

**Section 9.10.3 (A) and (B) Procedures for Entering into Development Agreements, removing the Planning Board as a reviewing body for the Development Agreements as follows: (in red and strikethrough):**

A.) The development agreement shall be drafted in a format as directed by the Development Administrator. ~~The development agreement shall then be presented to the Planning Board for a formal recommendation at a regularly scheduled meeting. Said meeting shall be held before notification for a public hearing by the Council.~~

(B.) The development agreement and ~~the Planning Board recommendation~~ shall be published for public inspection and notification and shall be made by the provisions of G.S. § 160D-602. Mail notification will be sent to property owners within five hundred (500') feet of the proposed Development Agreement.

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 18-23 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 18-23 Titled: “An Ordinance Amending The Town Of Troutman Unified Development Ordinance”

**c. Approval of Statement of Consistency**

Upon motion by Councilmember Felina Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved that UDO text amendment TA-23-07 is consistent with the 2018 Strategic Plan and the Unified Development Ordinance and reasonable and in the public interest as it would bring the current language addressing the approval of Development Agreements into alignment with State Statute 160D-1001.

(Copied in full, Ordinance 18-23 is filed in Ordinance Book 10, Page 32)

(Copied in full, Ordinance 18-23 is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated June 5<sup>th</sup> and 8<sup>th</sup>, 2023 in CD Book #1 titled: “Town Council Supporting Documents” along with staff report, P&Z Certificate of Participation and Public Hearing Notice)



**20. Approved Nomination of an ETJ Alternate for the Town of Troutman Planning and Zoning Board for Appointment by the Iredell County Commissioners for a term of 3 years (term expiring 6/16/23), (Wyatt)**

Councilmember Paul Henkel made a motion to nominate Ms. Camille Lahey for appointment by the Iredell County Commissioners for a three-year term. Councilmember Eddie Nau seconded the motion that was unanimously approved.

Town Manager Wyatt explained that the person that was nominated by Council is the applicant that the DRB wants to interview for that position as discussed at Council's Agenda Briefing. The applicant for the Planning Board ETJ is Natasha Sells. Councilmember Henkel agreed and amended his motion as follows:

Upon motion by Councilmember Paul Henkel, seconded by Councilmember Eddie Nau, and unanimously carried, approved nomination of Natasha Sells to the Iredell County Commissioners for appointment to the Town of Troutman Planning and Zoning Board as ETJ Alternate.

(Copied in full, applications to serve are attached to these minutes and are filed on CD titled: "Town Council Supporting Documents" dated June 5<sup>th</sup> and 8<sup>th</sup>, 2023 in CD Book #1 titled: "Town Council Supporting Documents")

**21. Approval of Fee In Lieu of Sidewalk on Georgie Street for Brookside Development (Requested by DR Horton), (Hair)**

Planning Director Lynne Hair presented the request on behalf of the developer (DR Horton) stating that the Town's UDO Article 7.5.3 provides language that allows a developer to pay a "fee in lieu of" for sidewalks" that basically says that payment in lieu of providing required sidewalk or greenway segments may be permitted if the developer provides the Town with a cost estimate for the sidewalk for the Town's engineers review. The applicant's request is based on the existing topography of the homeowner's front yards along Georgie Street, coupled with the grading necessary to construct the sidewalk, which would significantly impact owners' yards. Ms. Hair stated that the cost estimate that was submitted by DR Horton and provided to Council has been reviewed and approved by the Town's engineers. The final estimate: \$86,515.34. She explained that if Council accepts the "fee in lieu of" the Town will be taking on the responsibility of building the sidewalk and acquiring right-of-ways is something to be considered when Council makes a decision. She expressed concern regarding the timing of construction of a sidewalk stating that the cost estimate may not be sufficient to cover the total cost of the sidewalk. She advised Council that the Town also has the option of accepting the funds and using the funds in a different location. Ms. Hair pointed out that this particular sidewalk was part of the approval for the conditional zoning of Brookside; it was a commitment the developer made. She also advised that there is some language in the conditions that give the Town/Council some flexibility. Ms. Hair stated that she and the Manager looked at the property/area where the sidewalk is to be built. She stated that the town has asked a contractor that the Town has used before to construct sidewalks, to give an estimate of what they think a sidewalk would cost; the Town is still waiting on that estimate.

Town Manager Wyatt requested that Council postpone their decision for 30 days allowing time to receive the cost estimate.

Councilmember Paul Henkel expressed concern that if Council accepts the "fee in Lieu of" that the Town would be adequately covered when the decision is made as to where to place the sidewalk.

Tim Derylak representing DR Horton spoke about the topography/slope along Georgie Street where the sidewalk would be constructed stating that there are property owners with newly constructed houses with freshly poured driveways, and that there is no way to pour a 5' sidewalk without going significantly into property owners front yards. In realizing a sidewalk is not feasible, the developer decided to talk to the Town regarding the "fee in lieu of" or potentially re-routing that sidewalk; looking at Massey Street connecting with Wagner Street stating it would be a better use of the funds and resources. He stated that they added 5% to the cost estimate for inflation, but are willing to entertain or discuss another amount. Mr. Derylak stated that they did go back and forth three different

times with the Town Engineers (West Consultants) regarding the pricing and making sure that their contractor has provided pricing that would cover construction should the Town decide to build the sidewalk on Georgie Street.

Town Manager Wyatt added that this is a normal process; the developers have been very professional in making this request. In asking Council to postpone, Manager Wyatt stated that Staff is just trying to gather more information to verify the cost before Council makes a decision; pointing out that the Town is not in conflict with the developer. Mr. Derylak stated that they understand that the Town wants to verify the cost and that he is good with the requested 30 days.

Council was in agreement to wait 30 days, putting the item on the agenda for next month.

(Copied in full, proposal is attached to these minutes and is filed on CD titled: "Town Council Supporting Documents" dated June 5<sup>th</sup> and 8<sup>th</sup>, 2023 in CD Book #1 titled: "Town Council Supporting Documents" along with the staff report)

## **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"*

No Public Comments were made.

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

### **Elected Reports and Comments**

#### **Councilmember George Harris**

- Recognized and congratulated Sheets for receiving a 100 score on their restaurant inspection.
- Commented that he moved back to Troutman after retirement to be close to his two grandchildren and was able to attend his granddaughter's 5th-grade graduation today, and his grandson's 8th-grade graduation tomorrow. He continued by recognizing Troutman Elementary Schools SRO, Officer Lyons for his participation in graduation picking 2 kids out of each class to present the Lyon's pride award and metal. He commented that there was a very positive reaction from everyone in attendance.

#### **Councilmember Felina Harris**

- Congratulated the Middle School baseball team on their championship.
- Wished all the children a happy last day of school tomorrow commenting that she hopes they have a happy and productive summer.
- Announced that Best Pizza has new owners, (Josh and Shelly McCoy). She congratulated them on their new endeavor.

#### **Councilmember Eddie Nau**

- Congratulated all of Troutman's graduating students wishing them luck on their future endeavors. He also congratulated their parents for helping them achieve their goals.
- Announced that June 16<sup>th</sup>, 6 pm to 9 pm is "Party in the Park" inviting all residents to come out in support of the event and kick-off the Father's Day weekend.

#### **Councilmember Paul Henkel**

- Commented that he is looking forward to the Party in the Park on June 16<sup>th</sup>.

- Concurred with Councilmembers Eddie Nau and George Harris in recognizing all the graduates.
- Commented that he is looking forward to summer.

### **Mayor Young**

- Read aloud a thank you card from the City of Conover thanking the Town for the assistance provided to the Conover Fire Department on March 9<sup>th</sup> for the funeral of their Fire Engineer Ricky Allen and requested that their sincere appreciation be passed along to the Troutman Fire Chief Wesley Morrison and his department. A second thank you card was received from Zion Wesley AME Church in appreciation of the Proclamation in honor of their 125<sup>th</sup> Church Anniversary and for those who attended their celebration.
- Commented that he is glad to see the Citizen of the Year present tonight, and that the amazing thing she does never seems to amaze him.
- Shared that he had an opportunity this past week to visit the nation's capital. He stated that there are a number of things happening but one of the things on most minds is the debt ceiling and it does not seem that we will be falling off that cliff everyone was talking about. In commenting on there being a lot of negativity, he stated that there is a lot of positive work being done. He commented that it was a good opportunity to visit our nation's capital.
- Commented that he hopes that people take to heart the fact that these wildfires taking place are causing people in our community to have respiratory issues. He asked that all please be safe and wear their mask while outside; encouraging people to manage their own health. Councilmember Felina Harris stated that many people are heavily affected and asked that everyone be kept in thought and prayers.

### **Staff Reports and Comments:**

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

- Parky in the Park – June 16<sup>th</sup>, featuring “Lead Not Follow” a locally known band.
- Independence Day Parade – July 1<sup>st</sup> Entries are still being accepted.
- Announced that the ballfields to the Park are closed while Bermuda grass is being planted in an effort to restore the conditions of the fields.
- Shared that concession sales started this past Thursday in the Park concession stand.
- Thanked Lake Norman Exchange Club for leading the charge of the “Walk of Hero's” event.

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

- Performing summer right-of-way clearing and mowing.
- Making a lot of taps and selling a lot of meters.
- Commenting that everything is good with water and sewer compliance. The town is in good shape.

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

- Stated that this is the time of year that you're working this one fiscal year and you're looking to the next fiscal year, explaining that it was his fault that the year was incorrect on the audit contract item.
- Received the list from the auditors of items needed for the audit, therefore he and staff will be busy gathering information for the next few weeks. He is looking forward to a clean audit report in a few months.

#### **Lynne Hair, Planning Director**

- Issued 184 permits for new construction.
- Reviewed Plans for commercial development as follows:
  - North Fork – Council previously approved. Already have some tenants waiting.
  - Food Lion Shopping Center – Construction is to begin this summer or early Fall.
  - Curtis Dental – to be located in Julian Place
  - O’Reilly Auto Parts – Architectural rendering has been approved by DRB. Construction is expected to be starting soon.
  - Caruso Homes – Sales homes. She explained that this company builds a couple of model homes so that people can come to their site and tour the homes. They are looking to locate at Julian Place. They will have to go before the Board of Adjustments for approval of a Special Use Permit.
- Received a Conditional Rezoning request for a subdivision of 91 homes off of Autumn Leaf Road.
- Held the 1<sup>st</sup> Planning Open House on May 23<sup>rd</sup>. Ms. Hair stated that it was only 7 people in attendance, but she did receive positive feedback. Ms. Hair stated that the development process what talked about regarding what it is; and the projects approved in Town. She stated that the whole Planning Department was in attendance. Andrew Ventresca, Associate Planner talked about transportation; and Shane Harris, Code Enforcement Officer talked about coed enforcement. A lot of good information was provided. Ms. Hair stated that they will continue to hold Open Houses; the next one to be held in the Fall.
- Held Planning Board and Board of Adjustment training sessions.

**Josh Watson, Police Chief**

- Total calls for Service – 447 - up 15% as compared to April.
- Incident/Investigation Reports – 30 – an increase of 27%.
- Arrest: 37 – an increase of 76% - Chief Watson stated that it does not mean that there is an increase in crime; it is that the officers are becoming very pro-active.
- Held the Red & Blue 5K in May
- Held a Kickball Event.
- Participated in a Meet and Greet at Colonial Crossing in partnership with Bethel Baptist Church.

**Ron Wyatt, Town Manager**

- Sewer Inspections are currently in process with a contracted company. They are inspecting/surveying the condition of all the Town’s sewer lines with a camera, recording exact locations making sure they are GIS-specific.
- Met with the City Statesville today regarding water connection. Manager Wyatt hopes that connection will be happening soon.
- Addressed with Code Enforcement to begin condemnation with three houses in Town.
- Recognized Reid Watson and his TYAA teammates for winning the Iredell County Championship in baseball in the 9-10-year-old age bracket.

**Kim Davis, Town Clerk**

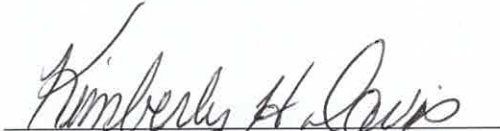
- 3rd Grade Visit was held yesterday at Town Hall. The visit went really well. Classes rotated from station to different station but had to cut their field trip short due to rain missing their last rotation.

**IX. ADJOURNMENT**

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved to adjourn the June 8, 2023 Town Council meeting at 8:36 p.m.



W. Paul Henkel, Mayor Pro Tem

  
Kimberly H. Davis, Town Clerk

(\*\*) Adjustments to the Agenda