

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

TOWN COUNCIL AGENDA BRIEFING MEETING MINUTES

June 10, 2024 – 4:00 P.M.

Presiding: Mayor Teross W. Young, Jr.

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

Council Members Absent: Jerry R. Oxsher

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Andrew Ventresca, Interim Planning Director; Justin Mundy, Finance Director; Jessica Davidson; Austin Waugh, Public Works Director; Gary Thomas, Town Attorney

Press Present: Debbie Page, Iredell Free News

I. MAYOR TEROSS W. YOUNG, JR. CALLED THE JUNE 10, 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 Harris, and unanimously carried, approved the June 10, 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

- Thanked the Evening Exchange Club of Lake Norman and the Exchange Club of Troutman for the “Walk of Heroes” event; the Memorial Day Closing Ceremony, and how well the Town looked.
- Expressed concern regarding the use of the travel trailer parked at the town’s rental house across from the Passport office. Manager Wyatt verified that no one is living in it as it is a vacation unit.

Councilmember Jaroszynski

- No comments

Councilmember Harris

- Commented that she and many citizens are excited for the upcoming events of the Party in the Park, the Parade, and Fireworks.

Councilmember Henkel

- Commented that the Walk of Heroes event with the opening ceremony and the Memorial Day Ceremony closure were significant in honor and memory of all veterans. He thanked the speakers and all others who participated in the events.

Mayor Young

- Asked about the road work on Hwy 21 at the Charter School. Manager Wyatt responded that it is road improvements of extension and widening by Smith Village as required once they reach a certain number of units built in the development. Councilmember Harris inquired about the work on Wincoff Road. Manager Wyatt replied that the development on Wincoff is installing the curbing and guttering.
- Asked for an update on Madd Monkey. Manager Wyatt reported that the mural had been painted over. There is a lot of social media buzz, but there have not been any inquiries coming into Town Hall.
- Asked for an update on the Rufin Loop property. Manager Wyatt stated that testing specified that there is asbestos present in the unit, and once the letter is received from the company, the Planning and Zoning Department can post for bibs to remove the structure.
- Asked Manager Wyatt if he has responded to Sharon Parks with Republic. Manager Wyatt replied that he had conversations with Ms. Parks explaining that moving forward with the other company was final, and how they missed earning the Town's business. Manager Wyatt explained the procedure of picking up the old cans and delivering the new ones. He stated that to make citizens aware, a robocall would go out and be posted on the website site and Facebook page advising them of the change and schedule.

2. Consider Accepting the Resignation of Town Attorney Gary W. Thomas

Town Manager Wyatt stated that Attorney Thomas provided his retirement notice at the previous agenda meeting, but his notice was not formally accepted at that time. Attorney Thomas stated that he said he would resign when the Town got a new attorney and the best thing to do is wait until the Town has hired someone. Manager Wyatt stated that for the sake of formality and transparency, just the fact that Council is acknowledging his intent to resign, even though a specific date of acceptance is not given, it would be appropriate to go forward and begin the process. He advised Council that there are 2 interested law firms which will be discussed in closed session.

*Upon motion by Councilmember Jaroszynski, seconded by Councilmember Henkel, and unanimously carried, approved to accept the resignation of the Town of Troutman Town Attorney Gary W. Thomas at the time the role is filled.

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

1. Town Manager/Staff Comments

Town Manager Wyatt

- Thanked the Troutman Exchange Club and the Exchange Club of Lane Norman for the “Walk of Heroes” and the Memorial Day Ceremony. He also thanked the Fraternal Order of Police (FOP) for supplying the food. He stated that there were close to 300 people in attendance.
- Recognized those who keep our country safe and for the freedoms we have.
- Shared the following upcoming events: Party in the Park tomorrow night; Independence Day Parade on June 29th starting at the Fairgrounds; Fireworks on July 3rd at the Fairgrounds.

2. Discuss Placing the Town Logo on Town Street Signs

Town Manager Wyatt explained that Public Works Employee Jason Edwards saw a town logo on street signs in another Town and thought it might be an idea for Troutman since the Town maintains the street signs. He stated that it would be a quick way to identify town streets versus stated roads. Austin Waugh presented an example of a street sign with the Town logo. Manager Wyatt commented that he feels the letters on the signs should be reflective due to safety and sight issues and would like to explore the cost. Councilmember Henkel suggested removing the phrase “Enjoy Lake Norman Naturally” and increasing the size of the paddle. Councilmember Jaroszynski suggested that with new developments, developers could put a sleeve over the logo until the Town takes over the streets to save on cost. Manager Wyatt suggested that the developer put up the regular street signs and as the Town takes them over, replace them with new signage containing the logo. Council was in agreement to go with the new signage. Manager Wyatt is to explore the alternative of sleeves for signs. Andrew Ventresca clarified Councilmember Jaroszynski's question about whether the UDO would need to be amended stating that the UDO is fine as written as town policy regulates street signage.

III. OVERVIEW OF TOWN COUNCIL’S UPCOMING REGULAR JUNE 13, 2024 MEETING AGENDA ITEMS SCHEDULED TO BE PRESENTED

Consent

Items 1-4. Minutes to be approved.

No discussion

Item 5. Consider Approval of DRB-24-03; Façade Approval for Smith Village Commercial Development as Recommended by the Design Review Board (PIN 4740-91-8765)

Mayor Young asked if this was for the overall development. Mr. Ventresca stated that it is only for one building on one of the out parcels on the commercial side.

Item 6. Consider a Request to Waive Fines for UDO Violation at 152 Pine State Road

Manager Wyatt stated that this was a rental property, and once the property owner was made aware by Code Enforcement that a business was operating on the site in the Suburban Residential (RS) District (where it is not allowed) the property owner followed the eviction process to get the resident removed. He recommended waiving the fines due to the property owner's cooperation due to the length of time in the eviction process.

Item 7. Consider Approval of FY 2023-2024 Year-End Budget Amendment(s)

Justin Mundy, Finance Director stated that the proposed budget amendments are typical year-end amendments. For transparency, he read aloud an email to the Council providing explanations for individual amendments. He stated that the General Fund received more revenue than expected, but he does budget on the conservative side. Town Manager Wyatt spoke about the estimated growth of the Town, the history and purpose of the Passport office, the increase in engineering fees, the increase in new employees, the installation of speed humps/tables, the increase in cost for water meters, and upgrading of meters.

Discussion was held regarding the construction of downtown buildings and the projected timeframe of completion. For the record, Manager Wyatt stated that the back staircases are not complete but have been ordered. The stairs will be metal to complement the front of unit 153, to be aesthetically appealing and functional.

(Copied in full, email is filed on CD Titled: "Town Council Supporting Documents" dated June 10th, and 13th, 2024 in CD Book #1 Titled: "Town Council Supporting Documents")

Recognitions / Presentations / Introductions

Item 8. Recognition of Jason Edwards as "Town of Troutman Employee of the Month" for May 2024

Town Manager Wyatt stated that Austin Waugh, Public Works Director will be presenting at Thursday's meeting.

Item 9. Recognition of Gary W. Thomas, Town Attorney on his Retirement

No discussion held.

New Business

Item 10. System Development Fee Analysis: **a.** Hold a Public Hearing; **b.** Consider Adoption of Resolution 12-24 Titled: "*Resolution Adopting A Water And Sewer System Development Fee Analysis*"

Town Manager Wyatt stated that the System Development Fee Analysis was presented to Council by Town Engineer Benjie Thomas stating that it is required by General Statutes. It is a review of the town's system fees and what the town charges. After the Analysis was posted, only 2 comments were received from the public. Mr. Thomas has provided responses to those comments. He stated that from the comments, there was a misunderstanding on the part of both individuals.

Item 11. Request by Jeremy Shaw, Owner of Cedar Stump Pub

Manager Wyatt stated that he has spoke to Mr. Shaw and has invited him to bring whatever materials to share at Thursday's Council meeting. He informed the Council that the front portion of the property where the Passport Office is located is zoned for business, and the back portion is zoned residential. Manager Wyatt stated that his recommendation is against selling the back portion of the property. It was purchased

because it met the Town's 2017 plan for future growth. He stated that the area on the back portion of the property that Mr. Shaw is using is town property and the use is not legal, nor in compliance with the code. Alcohol is not allowed on town-owned property unless it is a Town event. Manager Wyatt advised that notice was given to Mr. Shaw in April to be off the property by June, sharing that the Town's insurance carrier is not happy. Councilmember Nau expressed liability concerns. Manager Wyatt responded that the Town has taken the necessary steps and Mr. Shaw intends to comply. Mayor Young stated that Mr. Shaw's request to the Council may be to sell or lease the property. Manager Wyatt said if the Town agrees to a lease, the Town will still be liable. Town Attorney Thomas stated that the Town could require insurance of \$1 million or more on them. There could be language added to Indemnify holding the Town harmless, but any time alcohol is involved, there will be a liability. Discussion was held regarding alcohol on town property in the future, and the possibility of having to update town ordinances to allow alcohol. Several Council members commented that they would like to go visit the property.

Item 12. Rezoning Request CZ-RM-24-01, Applicant: Atlas Principals, LLC; 13.55 (+/-) acres; PIN(s) 4741428488, 4741427067, 4741425114 located at 129 & 131 Shermill Lane to rezone from Town of Troutman Suburban Residential (RS) to Town of Troutman Conditional Zoning-Mixed Residential (CZ-RM): **a.** Hold a Public Hearing; **b.** Consider Adoption of Ordinance 13-24 Titled: *"An Ordinance Changing The Zoning Classification Of The After Described Property From Town Of Troutman Suburban Residential (RS) to Town of Troutman Conditional-Zoning Mixed Residential (CZ-RM);* **c.** Approval of Consistency Statement

Manager Wyatt commented that the applicant has requested to postpone the request to Council's next month meeting. The Council can pull it from the agenda now, but since it has been advertised, he suggested that the Council open the public hearing and then continue the item, therefore the Public Hearing will not need to be readvertised.

Mayor Young asked why the applicant wanted to postpone. Manager Wyatt replied that the applicant is taking time to research what they can do to improve the project. Manager Wyatt stated that the applicant asked him what he thought of the project. He commented that he informed the applicant that their proposal is not going to fly based on the Planning and Zoning Board's recommendation. He stated that they asked if there was anything they could do to make the project more favorable and he replied by asking what the project/applicant is offering the town citizens. The applicant stated that they are offering greenspace. Manager Wyatt suggested offering a traffic light since one of the largest complaints by the citizens is traffic. He shared that the cost of a traffic light is \$175,000 - \$300,000.

Item 13. Annexation Request AX-24-04 (Non-Contiguous), Applicant: William and Samantha Deal; 2.02 (+/-) acres; PIN(s) 4740-68-8959; 774 South Main Street: Hold; **a.** Public Hearing; **b.** Consider Adoption of Ordinance 14-24 Titled: *"An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Non-Contiguous)"*

Manager Wyatt stated that the surrounding properties are already in the Town limits and rezoned and if the annexation is approved, Item 14 is the mandatory rezoning. If the Town does not annex it, it does not mean that the building will not be built; it just means it will be built in the county. Councilmember Jaroszynski asked what are the expectations for the property. Manager Wyatt stated that the applicant is talking about constructing a car wash on ½ of the site and using the other half for an office building. Andrew Ventresca stated that this is a straight rezoning so Council is not supposed to take any specific use into this determination. However, the use mentioned is called automobile services which would require applying for a Special Use Permit from the Board of Adjustment.

Item 14. Rezoning Request RZ-24-04; Applicant: William and Samantha Deal; 2.02 (+/-) acres; PIN(s) 4740-68-8959; 774 S. Main Street to rezone from Iredell County-Residential Agricultural (IC-RA) to Town of Troutman Highway Business (HB); **a.** Hold a Public Hearing; **b.** Consider Adoption of Ordinance 15-24 Titled: *"An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County-Residential Agricultural (IC-RA) to Town of Troutman Highway Business (HB);* **c.** Approval of Consistency Statement

This item was discussed during the discussion of Item 13. No further discussion was held.

Item 15. Annexation Request AX-24-05 (Non-Contiguous), Applicant: Gerardo Cruz; 1.227 (+/-) acres; PIN(s) 4721-95-7529 & 4721-95-7792; 466 and 470 E. Monbo Road: **a.** Hold a Public Hearing; **b.** Consider Adoption of Ordinance 16-24 Titled: *"An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Non-Contiguous)"*

Manager Wyatt stated that this request to annex is because the applicant is requesting water service, and per town policy to receive town water, the property has to be annexed. Manager Wyatt stated that the property is in the Town's Future Land Use Plan. The rezoning request is to keep the property residential.

Item 16. Rezoning Request RZ-24-05; Applicant: Gerardo Cruz; 1.227 (+/-) acres; PIN(s) 4721-95-7529 & 4721-95-7792; 466 and 470 E. Monbo Road to rezone from Iredell County- Single Family Residential-Conditional Use District (IC-R20-CUD) to Town of Troutman Suburban Residential (RS); **a.** Hold a Public Hearing; **b.** Consider Adoption of Ordinance 17-24 Titled: *"An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County- Single Family Residential-Conditional Use District (IC-R20-CUD) to Town of Troutman Suburban Residential (RS);* **c.** Approval of Consistency Statement

This item was discussed during the discussion of Item 15. No further discussion was held.

Item 17. Text Amendment TA-24-04: Amend Article 6.2.2 Multi-Tenant Signs of the Troutman UDO: **a.** Hold a Public Hearing; **b.** Consider Adoption of Ordinance 18-24 Titled: *"An Ordinance Amending The Town Of Troutman Unified Development Ordinance";* **c.** Approval of Consistency Statement

Planning Director Andrew Ventresca stated that this is a request from Rite Lite Signs which is working with Food Lion (at Exit 42) on their multi-tenant shopping center sign. The applicant is requesting an additional 2 ft. in height (from 10 ft to 12 ft.) to the monument sign for increased visibility. The Planning Board recommended approval suggestion that additional language be added regarding an ascetical cap/element be added to the top of the sign. The applicant was fine with the addition. Staff recommends approval.

Item 18. Proposed FY 2024-25 Town of Troutman Budget: **a.** Hold Public Hearing; **b.** Consider Approval of Ordinance 19-24 Titled; *"Town of Troutman FY 2024-25 Budget Ordinance"*

Town Manager Wyatt stated that he has had general questions from the public regarding the budget, but nothing to discuss in depth. Finance Director Justin Mundy will be presenting the budget at the Council's meeting Thursday night. Manager Wyatt recommends the Council's approval.

Other:

- Finance Director Mundy distributed a spread sheet to Council per the request of Councilmember Jaroszynski on projected growth numbers. Manager Wyatt stated that staff projects that the Town has more than double the 2020 Census population number of 3700, and with the development already approved, that number also should double within the next 5 to 10 years. Some projects, although approved will develop faster than others depending on the economy. Mr. Mundy added that as fast as the Town is growing he projects the Town will double in size from the 8500 in the next 7 years, then possibly double again by 2040. Manager Wyatt stated that if the Town does not have the growth coming in to help balance the cost structure to pay employees, the Town will have no choice but to raise taxes. The intent is not to increase taxes but to provide the services as directed by the Council. Councilmember Jaroszynski stated that he provided the numbers for the Council to consider for future decisions, and for the decisions the Council is making now stating that with the growth trends (the rings around Charlotte), a certain amount of growth cannot be stopped. It is going to come, so how does the Town adjust to it, and transition it to more of what the Town is looking for out of it?

- Finance Director Mundy distributed a sample copy of the new utility bill from the Town's new vendor requesting that the Council review it before staff proceeds with the system. A brief discussion was held regarding leaf & limb, and street sweeping costs coming out of ad-valorem taxes.

CLOSED SESSION PURSUANT TO G.S. 143-318.11(a)(3) TO CONSULT WITH AN ATTORNEY

Mayor Young called for a Closed Session pursuant to North Carolina General Statutes (NCGS) 143-318.11(a)(3) to consult with an attorney.

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

*Upon motion by Councilmember Jaroszynski, seconded by Councilmember Harris, and unanimously carried, approved to hold a Closed Session to consult with attorney.

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*****

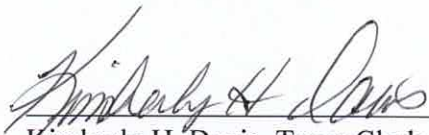
Closing of Closed Session and Reconvene Open Session

*Upon motion by Councilmember Jaroszynski, seconded by Councilmember Harris, and unanimously carried, approved to reconvene open session.

Action taken as a result of closed session: None

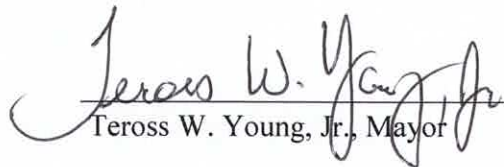
V. ADJOURNMENT

*Upon motion by Councilmember Jaroszynski, seconded by Councilmember Harris, and unanimously carried, approved to adjourn the June 10, 2024 Town Council meeting at 7:08 p.m.



Kimberly H. Davis, Town Clerk

(*) Motion



Teross W. Young, Jr., Mayor

