

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

TOWN COUNCIL AGENDA BRIEFING MEETING MINUTES

July 10, 2023 – 4:00 P.M. – Troutman Town Hall

Presiding: Mayor Teross W. Young, Jr.

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

Council Members Absent: None

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Lynne Hair, Planning Director; Justin Mundy, Finance Director; Josh Watson, Police Chief; Gary Thomas, Town Attorney; Michael Barker, IT

Press Present: Debbie Page, Iredell Free News

I. MAYOR YOUNG CALLED THE JULY 10, 2023 AGENDA BRIEFING MEETING TO ORDER

Adjustments to and Adoption of the Agenda Briefing Agenda

No adjustments were made.

*Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved the July 10, 2023 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)

1. Mayor and Council Comments

Councilmember Eddie Nau

- Thanked Parks & Rec. Director Emily Watson, Ron Wyatt, Town Manager, Adam Lippard, Public Works Director, and all Staff for their hard work in making the Parade a success.
- Requested that Code Enforcement look at all dumpsters around town stating that he has received complaints regarding dumpsters that are not fenced around and others are not along with complaints of debris on the ground outside the fencing. Manager Wyatt replied that Planning Director Lynne Hair can direct Code Enforcement Officer Shane Harris to address the complaints. He continued by stating that Mr. Harris did address certain complaints of debris around dumpsters that was not fenced in that prompted him to go around Town looking at every dumpster noting those not in compliance and sending out violation letters. Manager Wyatt explained that the process of fencing in a dumpster per the Town

ordinance is not just as simple as just putting up a fence, it takes time. The Town is working with those businesses allowing them time to come into compliance. As long as they can show the Town that they are doing something positive and doing it on a reasonable timeframe.

Councilmember George Harris

- Concurred with Councilmember Nau regarding his comments about the parade stating that his family thoroughly enjoys it. Thanked staff for their participation and everyone that attended.
- Addressed the “For Sale” sign in his yard stating that he is not leaving Troutman explaining that he is looking forward to downsizing and getting rid of the pool and a huge yard to mow. He has a down payment on a home in Falls Cove Enclave.
- Announced that he filed for re-election today.

Councilmember Jerry Oxsher

- Commented that the parade was a great experience with a great turnout and great weather.
- Stated that Party in the Park also had a great turnout. He shared that the slide was the hot ticket, suggesting that with the next Party in the Park, it be expanded with additional inflatables.

Councilmember Felina Harris

- Commented that she attended and enjoyed two Town events since the Council’s last meeting the 4th of July Parade and Party in the Park. She thanked everyone for their hard work to make these events happen.
- Commented that she is glad that citizens feel comfortable enough to talk with Council members.

Councilmember Paul Henkel

- Stated that unfortunately he was out of Town during the Parade, but was glad the event was a success.
- Agreed with Councilmember Felina Harris that he is glad the citizens talk to Council, letting us know what is going on.

Mayor Teross Young

- Commented that Party in the Park was a great event. Expressed appreciation to Staff for all they do to make things happen. He commented that the additional parking helped out a lot and the ingress and egress were a much better flow.
- Expressed that he had a really good time at the Independence Day Parade. He thanked Debbie Page with Iredell Free News for the coverage of the parade and all for their help and support.
- Stated that he heard comments about the Town not having fireworks from citizens that attended the parade. He suggested that as a Town we think about some options in that regard; whether it is partnering with the county or something different.

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

2. Town Manager Comments

Town Manager Ron Wyatt

- Read aloud a thank you card from Ms. Mary Stark, thanking Council for selecting her as “Citizen of the Year”. Manager Wyatt commented that he enjoyed driving Ms. Starks in the Parade and it was very nice to see citizens stand and applaud in her honor.
- Recognized Food Lion for being in the parade as the Town’s “Business of the Year”.
- Shared that with every event, Staff learns from what went well and what can be improved upon such as the inflatable that was there, the company set it up and left leaving no operator on site.
- In addressing Code Enforcement, he stated that he and Planning Director Hair regularly get calls as to why someone is singled out or comments to the effect of “that is how they have always done it”. He stated that when the Town went to a full-time Code Enforcement Officer it was with the intended purpose that the town have all the rules and ordinances in place to follow. The Code Enforcement Officer has been very busy since he began working for the Town. Mr. Harris is addressing the dumpster situation as well as other violations. If citizens see a violation, they can inform Mr. Harris, Ms. Hair, or himself commenting that Mr. Harris is very responsive. He stated that the Town is transitioning to the ordinance passed by Council where the repeat violators are only sent 2 notices of violation before the Town starts the fining process.
- Stated that Staff has also received questions and comments about the Fireworks even though it was discussed publicly many times and what was stated never reached the public; whether they missed it or chose not to read it, Council’s decision was based on discussion with Staff. Mr. Wyatt addressed the comment that the Town may have Fireworks based on a partnership with the County in the future commenting it may be a viable solution. He continued by stating that Town employees do not organize parades or fireworks in other towns, different groups handle such events, but Troutman is a small town with a small staff and people do not understand how unfair it is for a town to carry that full burden. The Town also receives complaints when the Fireworks are held so the Town does need a solution going forward. Manager Wyatt expressed appreciation for the Staff; the parade was a great success. He thanked the Mayor and Council for their kind comments on the various activities this past month. Mayor Young commented that he received a lot of positive comments on the vendors blocking the intersections during the parade. Councilmember Jerry Oxsher stated that it provided good spacing of the vendors. Manager Wyatt stated that they seemed to have done enough business as they would like to return next year.

III. OVERVIEW OF TOWN COUNCIL’S UPCOMING REGULAR JUNE 08, 2023 MEETING AGENDA ITEMS SCHEDULED TO BE PRESENTED

Consent Agenda Items:

Items 1-2. Minutes to be approved.

No discussion was held.

Item 3. Approval to Amend the Town of Troutman Schedule of Fees

Finance Director Justin Mundy stated that only one fee is requested to be adjusted explaining that Public Works Director Adam Lippard noticed that the Town's cost to purchase water meters has significantly increased. Mayor Young asked if it is the same company that the Town has been using. Mr. Mundy replied yes. Manager Wyatt stated that due to supply and demand, the Town has had to reach out to other companies on occasion. He continued to state that most of the equipment on the water and sewer side has increased significantly in the last 3 years.

Item 4. Approval of the Second Amendment to the Interlocal Agreement Between the Town of Mooresville, The Town of Davidson, The Town of Troutman, The City of Statesville, and the County of Iredell Creating the Lake Norman Regional Transportation Commission

No discussion was held.

Item 5. Approval to Adopt Resolution 17-23 Titled: "Resolution By The Town Council Of The Town Of Troutman Accepting American Rescue Plan (ARP) Grant Funding For The Clay Pipe Sewer System Inventory & Assessment Project (Project No. AIA-W-ARP-0105)"

Manager Wyatt explained that as part of the work for the project, there is a company testing the Town's sewer lines. He commented that citizens have called Town Hall to verify that the Town is aware of the testing.

Item 6. Approval to Adopt Resolution 18-23 Titled: "Resolution Recognizing The Distinguished Service And Retirement Of Randy A. Galliher"

Manager Wyatt stated that Mr. Galliher is retiring with 23 years of service to the Town.

Item 7. Annexation Request AX-23-05 (Contiguous), Applicant: Sterling Properties of Mooresville LLC; 49.54 (+/-) acres; PIN(s) 4741014288

- a. **Adoption of Resolution 19-23 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 20-23 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 August 10, 2023)**

Councilmember Jerry Oxsher asked if a signature page (joiner sheet) is missing from the application. Town Clerk verified that a joiner page is missing stating that she will forward the missing page to Council.

Item 8. Annexation Request AX-23-06 (Contiguous), Applicant: Barium Springs Home for Children; portion of PIN(s) 4732959334; 75.597 (+/-) acres

- a. **Adoption of Resolution 21-23 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 22-23 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 August 10, 2023)**

No discussion was held regarding the agenda item.

Item 9. Set Public Hearing Date of August 10, 2023 for Annexation Boundary Agreement between the Town of Troutman and City of Statesville

No discussion was held.

Recognition(s)/Presentation(s):

Item 10. Recognition of Emily Watson as “Town of Troutman Employee of the Month”

No discussion was held.

Item 11. Recognition of Service and Retirement of Randy Galliher

No discussion held.

Standing Quarterly Report(s):

Item 12. ABC Store

Town Manager Wyatt informed Council that Mr. Layton Getsinger will be providing the report. Mr. Wyatt provided an update on the second store location stating that this Council previously approved an Ordinance Adopting an Amended Annexation Agreement and was submitted to Mooresville, but Mooresville’s Town Manager has still not made his Council aware. The other parcel’s Attorney has Mooresville’s Town Attorney stating if something does not happen soon, there will be legal consequences.

New Business:

Item 13. Consider Request by South Iredell High School - Road Closure for Homecoming Parade

Town Manager Wyatt explained how requests for street closures come before the Town.

Item 14. 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. Hold a Public Hearing
- b. Consider Approval of Ordinance 19-23 Titled: *“An Ordinance To Extend The Corporate Limits of The Town of Troutman, North Carolina (Non-Contiguous)”*

Planning Director Hair explained the request is for several parcels located to the east of Lowes Home Improvement between Lowes and the new Food Lion site. The owners of the properties want to come into the Town limits for future development purposes. Manager Wyatt commented that the applicant has already requested that the county release the properties.

Item 15. Rezoning Request RZ-23-02; 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 from Iredell County HBCUD (Highway Business Conditional District) and RA(Residential Agriculture) to Town of Troutman HB (Highway Business)

- a. Hold a Public Hearing
- b. Consider Approval of Ordinance 20-23 Titled: *“An Ordinance Changing The Zoning Classification Of The After-Described Property From Iredell County HBCUD (Highway Business Conditional District) And RA(Residential Agriculture) to Town of Troutman HB (Highway Business)”*
- c. Consider Statement of Consistency

Manager Wyatt stated if Council approves the annexation, the properties have to be rezoned from the county zoning to a Town of Troutman zoning district. The applicant is requesting Highway Business (HB).


Mayor Young announced that he will not be present for Council's Thursday meeting and that Mayor Pro Tem Henkel will lead the meeting in his absence. Councilmember Felina Harris announced that she will not be present as well.

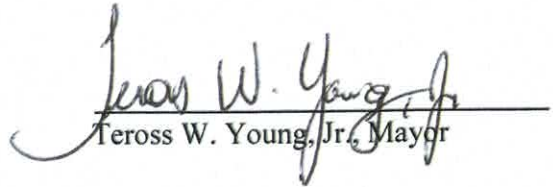
Mayor Young questioned the work that is being done on the eaves of the Parks and Rec house. Manager Wyatt replied that he knew they would have to update certain parts of the structure due to the age of the house and having to bring it up to code. He stated that the construction materials of the eaves were not consistent. In making it consistent, he chose to go with something like a Hardy Board material which is more durable. Outside lighting will be added as well.

IV. ADJOURNMENT

*Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris and unanimously carried, approved to adjourn the Agenda Briefing of July 10, 2023.

Time of adjournment: 5:00 p.m.


Kimberly H. Davis, Town Clerk


Teross W. Young, Jr., Mayor

(*) Motion(s)

(**) Adjustment(s)

