

MINUTE BOOK XXXII PAGES 114-126
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
August 10, 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, August 10, 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, Jerry R. Oxsher

Councilmembers Absent: None

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; Jessica Davidson; 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 Pastor Wesley Morris, Ostwalt Baptist Church

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO AND ADOPTION OF THE AGENDA ()**

****Remove Item 17 Consider Fee In Lieu of Sidewalk on Georgie Street for Brookside Development (applicant requested this item to be deferred an additional month)**

****Replace Item 17 with “Discuss Water Tank Contracts”**

****Add: Closed Session Pursuant to General Statutes 143-318.11(a)(3) to Consult with Attorney**

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved the August 10, 2023 Town Council meeting agenda as amended.

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 Special Meeting Minutes of June 20, 2023
2. Approval of Closed Session Minutes of June 20, 2023
3. Approval of Special Meeting of June 30, 2023
4. Approval of Agenda Briefing Meeting Minutes of July 10, 2023

5. Approval of Regular Meeting Minutes of July 13, 2023
6. Approval to Amend the Town of Troutman Schedule of Fees
7. Approval of Resolution 23-23 Titled: “*Resolution Authorizing The Filing Of An Application For Approval Of A Financing Agreement (Property Acquisition) Authorized By North Carolina General Statute 160a-20*”, (*Dollar General*)
8. Approval of a Contract Between the Town of Troutman and the North Carolina Charter Educational Foundation, Inc. on Behalf of Iredell Charter Academy of Arts and Science (ICAAS) for a School Resource Officer (SRO)
9. Annexation Request AX-23-05 (Contiguous), Applicant: Sterling Properties of Mooresville LLC; 49.54 (+/-) acres; PIN(s) 4741014288
 - a. Adoption of Resolution 24-23 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 25-23 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 September 14, 2023**)
10. Annexation Request AX-23-08 (Non-Contiguous), Applicant: Troutman Commercial Properties LLC; 7.5 (+/-) acres; PIN(s) 4741603432, 4741604372, 4741606173 (709 South Main Street)
 - a. Adoption of Resolution 26-23 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 27-23 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 September 14, 2023**)

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

(Copied in full, Res. 23-23, in filed in Resolution Book IV, Pages 66-67)

(Copied in full, Res. 24-23, in filed in Resolution Book IV, Page 68)

(Copied in full, Res. 25-23, in filed in Resolution Book IV, Page 69)

(Copied in full, Res. 26-23, in filed in Resolution Book IV, Page 70)

(Copied in full, Res. 27-23, in filed in Resolution Book IV, Page 71)

(Copied in full, Proposed Schedule of Fees; SRO Contract, Application for approval of Financing Agreement Resolutions 23-23 thru 27-23 are attached to these minutes and are filed on CD titled: “Town Council Supporting Documents” dated August 7th and 10th, 2023 in CD Book #1 Titled: “Town Council Supporting Documents” along with other supporting documentation)

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

11. Recognition of Josh Watson as “Town of Troutman Employee of the Month”, (*Ron Wyatt, Town Manager*)

Manager Wyatt recognized Police Chief Josh Watson as “Employee of the Month” stating that Chief Watson leads his officers by example by putting back on the uniform and returning to work when needed on his days off, constantly directing traffic, filling in on answering calls, and visiting with Town businesses. As several Council members commented that this year's National Night Out (NNO) was one of the best they have ever seen in Troutman. Manager Wyatt stated that because of Chief Watson and his leadership, the Town is in a much better place with all our officers expressing that his work is above average.

Chief Watson expressed appreciation for the recognition along with appreciation and pride for the officers who work for him stating that the only way that he is able to be what he is and do what he does is all because of them.

Mayor Young stated that Troutman has the best Police Chief in the county thanking him for all he does and for making sure that we are all safe and providing the level of law enforcement that's needed with care, and what you bring to the team, they will follow as you lead.

(Copied in full, Certificate is filed on CD Titled: "Town Council Supporting Documents" dated August 7th and 10th, 2023 in CD Book #1 Titled: "Town Council Supporting Documents")

IV. STANDING QUARTERLY REPORT(S):

12. Troutman Fire Department, (*Wesley Morris, Troutman Fire Chief*)

As Mayor Young turned the floor over to Fire Chief Wesley Morris for the Fire Department report, he stated that Chief Morris is the best Fire Chief in the county.

Chief Morris presented the following report:

- Engine 3 - The new apparatus engine (Engine 3) is once again delayed. He met with the sales representative to review preliminary drawings for the engine who advised that the engine will not be available until April 2024. Any new truck orders are 3 years out. orders are 3 years out.
- Station 3 project - new bays are completed and are in operation; sleeping quarters are within 2 weeks of being completed; working on the up-fit of the existing building; new day room will be ready for use in approximately 3 weeks, then work will begin on the kitchen. The project should be completed by the end of September or the 1st of October.
- Personnel – The department is short 3 full-time personnel. The application process was held and a new hire interview was conducted today. He is hoping to make a job offer next week and have personnel in place by the middle or end of September at the latest.
- Completed annual hydrant testing (flushing, greasing, and inspection) and painted all the hydrants in Station 1's area.
- Expressed appreciation for the Council's support.

Councilmember Paul Henkel commented that in the past there used to be people waiting to be hired and now you are waiting for people to come and apply. Chief Morris stated that he thinks it is the day/trend that we are living in. In speaking with other Fire Departments it is not one single department having struggles, it is all over.

V. NEW BUSINESS:

13. Approval of Annexation Boundary Agreement Between the Town of Troutman and City of Statesville, (*Wyatt*)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Manager Ron Wyatt stated that several discussions have been held with the City of Statesville; a survey map has been completed by Jordan Grant as recommended by both town/city attorneys. He recommended that Council approve to proceed with the agreement with the City of Statesville.

Councilmember George Harris asked if Statesville had approved the agreement. Manager Wyatt replied no, but they are supposed to approve this month. Councilmember Harris asked if Statesville's Mayor and Council are in agreement. Manager Wyatt stated that he has not polled all their elected officials but it is his understanding that the majority is certainly in favor; he has not heard any objections. Attorney Gary Thomas stated that he heard it will be considered by Statesville on August 21st.

No public comments were made.

Mayor Young Closed the Public Hearing

Mayor Young expressed appreciation to Statesville officials and their diligence in working with Troutman on this agreement.

(Public Hearing Sign-In Sheet is attached to these minutes)

b. Approval of Ordinance 21-23 Titled: "An Ordinance Adopting An Annexation Boundary Agreement Between The Town Of Troutman Of The City Of Statesville"

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, Ordinance 21-23 Titled: "An Ordinance Adopting An Annexation Boundary Agreement Between The Town Of Troutman Of The City Of Statesville" was approved.

(Copied in full, Ordinance 21-23 is filed in Ordinance Book 10, Page 38)

(Copied in full, Ordinance 21-23, Annexation Petition, Plat, Public Hearing Notice is filed on CD Titled: "Town Council Supporting Documents" dated August 7th and 10th, 2023 in CD Book #1 titled: "Town Council Supporting Documents")

14. Annexation Request AX-23-06 (Contiguous), Applicant: Celeste Dominguez (representing The Children's Hope Alliance/Barium Springs Campus), portion of PIN(s) 4732959334; 75.597 (+/-) acres, (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Hair presented annexation request AX-23-06 by Celeste Dominguez on behalf of Children's Hope Alliance/Barium Springs Campus. The 75 (+) acres is located on the West side of Hwy 21, north of Barium Lane. The property is contiguous to the current town limits and is currently zoned Suburban Residential (RS). Staff recommends approval.

No public comments were made.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-In Sheet is attached to these minutes)

b. Approval of Ordinance 22-23 Titled: “An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)”

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, Ordinance 22-23 Titled: “An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)” was approved.

(Copied in full, Ordinance 22-23 is filed in Ordinance Book 10, Pages 39-41)

(Copied in full, Ordinance 22-23, Annexation Petition, Plat, Public Hearing Notice is filed on CD Titled: “Town Council Supporting Documents” dated August 7th and 10th, 2023 in CD Book #1 titled: “Town Council Supporting Documents”)

15. Rezoning Request RZ-23-03; Applicant: Celeste Dominguez (representing The Children’s Hope Alliance/Barium Springs Campus). Request to rezone 75.597 (+/-) acres located on the west side of Highway 21 just north of Barium Lane, from Town of Troutman Suburban Residential (RS) to Town of Troutman Office Institutional (OI)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Hair presented rezoning request RZ-23-03 stating that it is part of the annexation that Council just approved. Celeste Dominguez is the applicant on behalf of the Children’s Hope Alliance (CHA). The property is currently zoned Suburban Residential (RS) requesting to be zoned to Office and Institutional (OI). This is a traditional by-right rezoning therefore, no site plan is required and no development is proposed. All uses and development standards are established by the UDO. The 75.597 (+/-) acres are retained by CHA and are not part of the Wakefield Mixed Use Development that was approved in September 2022.

In a PowerPoint presentation, Ms. Hair presented an aerial view/map outlining the property along with a current Zoning Map that shows mixed-use, highway business, and residential suburban. The Town’s Land Use Map shows all of the Barium land, as previously updated moved into the mixed-use category. She stated that the O&I district meets the land use of Mixed-Use Development since Offices are allowed in that Mixed-Use plan. She stated that the Planning and Zoning Board recommended approval as submitted and staff recommends approval subject to the following:

- The requested rezoning to OI will bring the property into compliance with current ordinances and allow the user (CHA) to continue to operate on the property; it will allow expansion on the site.
- The requested rezoning is consistent with the mixed-use zoning of the adjacent properties.

Councilmember Jerry Oxsher asked if residential is allowed in the O&I district. Ms. Hair replied that single-family residential is allowed in O&I, yes, but they are currently using the property as an administrative site and there is actually not any housing. There is a daycare and a recreation component on the property.

No public comments were made.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-In Sheet is attached to these minutes)

b. Approval of Ordinance 23-23 Titled: “An Ordinance Changing The Zoning Classification Of The After-Described Property From Town of Troutman Suburban Residential (RS) To Town of Troutman Office Institutional (OI)”.

Upon motion by Councilmember Paul Henkel, seconded by Councilmember George Harris, and unanimously carried, Ordinance 23-23 Titled: “An Ordinance Changing The Zoning Classification Of The After-Described Property From Town of Troutman Suburban Residential (RS) To Town of Troutman Office Institutional (OI)” was approved.

c. Approval of Statement of Consistency

Upon motion by Councilmember Felina Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved that rezoning to Office Institutional is consistent with the 2035 Future Land Use Map by allowing mixed uses on property located in the Barium Springs. The request is consistent with the currently adopted Unified Development Ordinance. The request is reasonable and in the public interest as it proposes to allow commercial development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 23-23 is filed in Ordinance Book 10, Page 42)

(Copied in full, Ordinance 23-23, Staff Report, Rezoning Application, Plat, Current Zoning Map, Future Land Use Map, Aerial Map, P&Z Certification of Recommendation, Public Hearing Notice is filed on CD Titled: “Town Council Supporting Documents” dated August 7th and 10th, 2023 in CD Book #1 titled: “Town Council Supporting Documents”)

16. Consider Appointment of Camille Lahey as a Voting Member of the Design Review Board (DRB) (Currently this position is vacant with a term expiring 11/12/23)

Planning Director Hair addressed Council stating that the Design Review Board (DRB) interviewed Ms. Lahey and was very impressed by Ms. Lahey's application and excited that she wants to serve the Town. DRB recommended that Council consider approval of her application and that she come before Council to introduce herself.

Ms. Lahey addressed Council providing a brief professional history that included 12 (+) years in commercial real estate in brokerage, project management, and construction. She has a background in education, architecture, and real estate development; currently working for Truist Bank. She and her husband moved to Troutman about 1 ½ years ago commenting that she would love to spend her time on the DRB and put forth her experience in commercial real estate in an effort to help guide some of the design principles as we move forward in the future of the Town.

Mayor Young thanked Ms. Lahey for volunteering to support the Town stating that Council welcomes her here and hopes she can provide some great insight for our town to grow responsibly.

Planning Director Hair stated that this is a position that has been vacant for a while pointing out that it does expire in November and Miss Lahey will need to be re-appointed at that time.

Upon motion by Councilmember Jerry Oxsher, seconded by Councilmember Felina Harris, and unanimously carried, approved appointment of Camille Lahey to the Design Review Board.

Councilmember Paul Henkel commented that Ms. Lahey will complete a committee made up of professionals. He added that the DRB is a very informed and qualified committee.

(Copied in full, Application to Serve is filed on CD Titled: "Town Council Supporting Documents" dated August 7th and 10th, 2023 in CD Book #1 titled: "Town Council Supporting Documents")

VI. OLD BUSINESS:

~~17. Consider Fee In Lieu of Sidewalk on Georgie Street for Brookside Development (Requested by DR Horton), (Hair) (applicant requested this item to be deferred) replace with the following Item 17 as a continuation under New Business.~~

****17.** Discuss Water Tank Contracts. (Wyatt)

Town Manager Wyatt led a discussion regarding the Towns water tower contracts. He advised that the contract on file for the 1st water tower (Murdock Rd) was dated March 2004 but was not signed (by the then Mayor) until June 2004, and the 2nd water tower contract on file (Houston Rd) was dated April of 2008. In speaking with fellow Mangers in the area and other utilities that have tanks, Manager Wyatt stated that he learned that the company has been sold several times, and to his knowledge, the Town has never been notified. He stated that the unusual part of the contract is that three elected officials are to sign if there are any alterations to the contract. The second part of the contract is that it allows up to a 5% annual charge, but the charge can only be applied every 3 years; to a max of 15%. He recommends that the Town give notice to end the service contract and find another vendor, stating that he has explored other options for going forward. Councilmember Henkel asked if there are reasons for ending the contract. Manager Wyatt responded yes; the Town was never contacted both times the company was sold. There is no relationship; he has never met anyone in person or spoken to anyone from the company, in the 2 years he has been with the Town. In speaking with others that have water tanks there are issues/concerns regarding the company. Councilmember Nau asked for the cost of the 2 contracts. Manager Wyatt stated between \$30,000 to 35,000 between the two contracts. He advised that his intent is to give them notice; he will get with Attorney Thomas for the terminology. Manager Wyatt asked which three officials will be signing to terminate the contract. Mayor Young volunteered himself along with Councilmembers Henkel and Nau to sign the termination notice.

Councilmember Paul Henkel recommended Council accept Manager Wyatt's recommendation to wait out the contract and look for a replacement company. There was no opposition to Councilmember Henkel's recommendation. Manager Wyatt stated that staff will perform on-site visits before a recommendation is made to Council.

VI. 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"

- Ms. Jane Getsinger, a resident of East Monbo Road, addressed Council with a request to lead a campaign to raise funds for a monument sign and informational signage for the Historic Sherrills Path. She stated that in the late 1900's the 200 acres, now known as Colonial Crossing was marketed. Over time a citizens group on East Monbo pitched hard for conditions; one of which was the preservation of Sherrills Path. The surveying and recording of the 10', easement have been accomplished. She presented a brief history of the origination of the path which was the first route of travel through Iredell in the 1700s and was a shortcut likely created by the Sherrill family in the mid-1700s to the great wagon road. She spoke of other areas throughout Iredell County of which the original path was located stating there is nowhere else that this road or path has been preserved. It is a natural path, approximately 1 mile in length. In a request for the Town's blessing to publicize the campaign to raise money for the signage, Ms. Getsinger commented that she feels that this project is timely since the NC General Assembly has designated 2023 as North Carolina Year of the Trail. She stated that she has received the cost for a 7' monument-type sign built out of stone to be located in the right-of-way that would say Sherrill's Path and the date, and maybe the names of the ones that donate on the back along with something

to mark the beginning and the end of the trail with approximately 3 park signs providing the history of the path.

Mayor Young stated that the Council will address the request during the Elected Officials' Comment Period.

- Kayla Walters, owner of Tails of Lake Norman Pet Grooming Salon addressed Council with a request Council's approval of a mural to be painted on the privacy fence at her business located on Main Street. She feels it will be pleasing to people driving by and bring a lot of positive energy to Troutman. The artist, Mr. Mural, attended with Ms. Walters stating that he is well-known in the area for his murals pointing out that murals attract attention. He also advised that he has submitted an application for a UDO text amendment.

VIII-VII. ELECTED / OFFICIALS / STAFF REPORTS AND COMMENTS

Elected Reports and Comments

Councilmember George Harris

- Thanked the Police Department, Fire Department, and Public Works for working the roads and all the clean-up efforts during and after the storm.
- Congratulated Chief Watson on being selected as "Employee of the Month".
- On behalf of his grandson, he requested a crosswalk light at the intersection of Hwy 21 and Old Mountain Road. Manager Wyatt replied that is part of the NCDOT project that is funded and supposed to start this year.

Councilmember Felina Harris

- Congratulated Chief Watson on his recognition. It is very well deserved.
- Commented on open-house at the schools and wished the children all the best in this new school year.

Councilmember Eddie Nau

- Wished the students, teachers, sports teams, and organizations the best of luck for the school season.
- Congratulated Chief Watson on his recognition stating that his care and commitment to the Town and its citizens is recognized.

Councilmember Jerry Oxsher

- In expressing appreciation to Chief Watson, he stated that what he does is seen by his department and also the community. It means something when there is an emergency and the Chief is out there. His efforts do not go unnoticed.
- Commented that the Town had some great events this past month (Party in the Park and NNO). He encouraged everyone that has not attended to come out. He thanked the staff for the events and the community for showing out.

Mayor Young

- Thanked all staff for the good work that was done over the last 30 days.
- Addressed back to school starting with safety and asking citizens to be cognizant of children at crosswalks and to please be patient. He appreciates all the work of the administrators and teachers in getting ready for the new school year. We pray that it is a good year and everyone remains safe.
- Expressed appreciation for all the good work to make the Pep Rally for South Iredell go off without a hitch. He thanked Ms. Watson, Parks and Rec. Director for all she does.
- Thanked Chief Watson for all he does stating that it does not go unnoticed. He asked that the same be expressed to his team.

Mayor Young expressed appreciation to Ms. Getsinger for wanting to preserve the history of the Town, and Ms. Walters and her diligence in first coming before Council with her request.

Mayor Young opened the floor for discussion regarding Ms. Getsinger's request for a campaign to fund signage. Councilmember George Harris commented that he thinks it is good and that it will be in an area that will not hinder anything. Town Manager Wyatt stated that on the surface it should be a simple task, but in reality, it is somewhat of a quagmire process explaining that once preservation takes place, there is the issue of who maintains it. When the neighborhood was built the developer agreed to designate the path to be preserved for history, but the verbiage was very vague. Manager Wyatt commented that even though it is a good idea, he as a Manager cannot come to Council and ask for taxpayers' dollars when the Town still has not completed the first main project. He continued by stating that the path will need a bridge and a staircase of some kind at each end of the path, possibly removal of trees, etc. Manager Wyatt suggested that if Council says yes to the request a committee of 2 or 3 Council members with Ms. Getsinger, and any others Ms. Getsinger would like to recruit, be established. Ms. Getsinger stated that the pathway is a 10' easement and it can be walked. It is a wooded, natural walking path. Manager Wyatt stated that it has not been turned over to the Town yet. Ms. Getsinger said it has been surveyed and recorded. Planning Director Hair advised that the Town has not yet accepted it. Ms. Getsinger stated that she only wants to do signage, which can be done at any time and she is interested in taking it on whenever she receives the Town's blessing. She presented a drawing of a monument sign with a projected cost of \$7,000 which is good for 6-7 months. Mayor Young asked that a copy of the drawing be provided to the Town Clerk for the Council. He stated that once it goes to the Planning and Zoning Board, then Council can consider it. Councilmember Paul Henkel commented that it sounds good, but would like more information/details.

In addressing Ms. Getsinger's request for approval of signage, Mayor Young suggested that a couple of Council members, along with staff and maybe a couple of others sit down with Ms. Getsinger to see what those details are and if it will be connected with the Town. Manager Wyatt stated that even if it is just signage, that too has a process of going before the Planning Board, and then to Council for approval. Councilmembers Paul Henkel and Felina Harris volunteered to connect with Ms. Getsinger.

Mayor Young addressed Ms. Walters' request for a mural to be painted on a fence asking if she had any pictures to present. She replied no, it is all in Mr. Mural's head. Mr. Mural addressed Council stating he creates landmarks and positive things for cities and is the most advertised and publicized in Iredell County. He stated this is a simple fence and it is going to look dog-friendly, and not offensive. Ms. Walters shared that she wants something permanent on the fence that does not have to be replaced every 6 months. Manager Wyatt addressed the request stating that murals are not allowed in the zoning district where the business is located. It takes approval of a text amendment to allow the mural. Staff has to enforce the Town's ordinances to protect the whole zone and keep consistency. Councilmember Eddie Nau applauded Ms. Walter for coming to Council in an effort to handle it the right way. Mayor Young stated that the issue is not whether it is a positive message or that the mural will not be beautiful; the issue is the consistency and that the entire zoning district does not allow murals. He advised that she could make a request through the Planning Department with Ms. Hair who can explain the process. Attorney Thomas explained that this Council sitting here right now does not have the authority to change an ordinance pursuant to North Carolina General Statutes. Ordinances have to go through certain procedures to apply for a text amendment or rezoning, etc. Ms. Walters asked if the procedure is a drawn-out process. Planning Director Hair stated it will take approximately 30 days possibly up to 60 days. It would have to first go before the Planning Board before coming to Council. Ms. Walters asked if she could paint her fence a solid color with maybe a small dog painted in the corner. Ms. Hair stated that she is certainly allowed to maintain her fence by staining or painting it, but when it comes to a mural or any type of signage that is specifically called out in the Town's sign ordinance, the Town regulates those.

Staff Reports and Comments:

Adam Lippard, Public Works Director

- Monday night's storm kept Public Works busy.
- Reports have been submitted and approved by the State.
- Beginning some job training for the newer employees such as safety training and confined space certifications.
- Holding interviews next week for Randy Galliher's position.
- Sewer inspections with the State are coming up. The Town will be inspected in 7 categories and 100 sub-categories.

Justin Mundy, Finance Director

- Reported that the audit is coming up in approximately 10 days. The ladies have been pulling reports and documents along with performing their other duties. They are doing a great job up front with the many different hats they wear with collecting payments, adding new service customers, or dealing with passports they always do a great job. Ms. Jessica Davidson is here tonight learning how to take minutes. They are all very busy and as the Town continues to grow it directly and indirectly affects those ladies up front and the Finance Department. Preparing for the annual audit is a very stressful time and he thinks the Town will be well off and in a much better place than last year at this time. He hopes the audit can be presented at Council's October meeting; November at the latest.

Emily Watson, Parks & Rec. Director

- Reported that summer was busy with the following summer camps with an average of 60 participants in each:
 - Basketball camp - hosted at SIHS
 - Baseball camp - hosted at SIHS
 - Soccer camp - held in the Park
- Partnered with the Rotary Club collecting school supplies that will be delivered to all 5 Troutman schools tomorrow. This is the 3rd or 4th year that the Town has partnered with the Rotary Club. She thanked the Rotary Club and the citizens in the community who donated. She shared that the Rotary Club also collected \$750 to go toward the technology fees for students in our community.
- Stated that the South Iredell High School (SIHS) Pep Rally held Tuesday night was a great event. All sports were represented and it was good to see the community come together. She thanked the Parks & Rec. team for getting everyone in and out safely.
- Reminder that SIHS Homecoming Parade will be held on Tuesday, September 5th. The parade route will be published/posted on social media soon and door tags will be sent out to neighbors in a couple of days.
- Baseball fields are back open to the public. Baseball practice started in the park this week. Soccer will start the week of Labor Day. She asked that everyone check with the office that it is not reserved for open play. The Bermuda grass came up nicely on the soccer fields, but it will probably be next year before the baseball fields are exactly where we want them.
- Stated that she and the Police Department have had some feedback from some citizens in regard to people turning recklessly across the greenway and not being cognizant of the greenway pedestrian crossings. A posting has been put on the Town marquee and it will be posted on Facebook and in the Town's newsletter to remind people of the crosswalks. Trees have been clipped back for better visibility for drivers and the people walking. Staff is working on repainting crosswalks and ordering flashing lights also for better visibility as well.
- Announced that Parks & Rec. is going on the 4th month of hosting Pickleball lessons for beginners and immediate players stating that the classes have been full each time. Interested parties can call Town Hall for information.
- Upcoming events: Registration is now open for Wicked Fast 5K and Trails and Treats.

- Volleyball Courts are still in the process of being renovated with the help of corporate partners. Ms. Watson stated that she looks forward to holding a large unveiling and ribbon cutting to recognize everyone who partnered with the Town.

Lynne Hair, Planning Director

- Shared 2 items as requested by Andrew Ventresca, Associate Planner
 1. Mobility Plan – The plan is headed up by Mr. Ventresca and is focused on the intersections throughout the Town. People will be able to go online to the Town’s website and provide input on the design for Main Street/Old Mountain Road/Murdock Road intersection as well as Eastway Drive/Main Street and Church Street intersection. Hopefully, the plan will come before Council in November for review.
 2. NCDOT approved the 25% design plans for the Talley Street/Downtown sidewalk project. Consultant Randy Kemp is now moving into engineering and design and once that is completed the next step is right-of-way acquisition. She stated that they hope to have the plans completed in 90 days.
- Rezoning Cases:
 - Property east of Trackside; the Town has received a lot of comments about this proposed rezoning
 - Sterling rezoning on Autumn Leaf Road is somewhat controversial. The Town has received an application from Sterling for a subdivision that would connect through to Quail Haven Subdivision. A community meeting was held last month and was well attended. This rezoning request was supposed to come before Council this evening, but the applicant requested to defer at the last Planning Board meeting. They decided to go back to the drawing board and re-work their plan.
- Commented that a lot of time is being spent with developers of neighborhoods that are nearing completion and with engineering to make sure that the infrastructure is being put in correctly, all the conditions of the rezoning are implemented, and that the subdivision is built to town standards. Councilmember Paul Henkel asked if most developers are cooperating. Ms. Hair replied for the most part the builders want to cooperate with the town. She stated issues may occur at times with the workers on site, but find it is mostly due to miscommunication.
- Addressed bonds stating that the Town holds bonds from the developers for the infrastructure to make sure things are done correctly. They are looked at very carefully and seeing where they are with the project and are these bonds matching repairs that may be needed; so they are necessary to protect the town and the interest of the people buying the homes.

Mayor Young asked if the department is keeping or has a way of keeping a list of all the neighborhoods and their streets along with the streets that have been turned over to the Town stating that he does not want a developer to leave town and not finish the streets. Ms. Hair stated that is what we hold bonds for. She and the town engineer have researched what neighborhoods are almost at completion and what the Town is holding financially to secure any issues that may come up. Councilmember Jerry Oxsher asked if the Pedestrian Plan will be taken into consideration in doing the Mobility Plan. Ms. Hair responded that it and all Town Plans will be taken into account. She explained that they are looking to create a plan that focuses on intersections and help the Town get some funding for some very specific but smaller projects.

Josh Watson, Police Chief

- Stated that the calls for service did not decrease but there was no significant increase.
- Expressed appreciation for everyone who came out to the National Night Out (NNO) Event.
- Shared that there are 2 Officers who just completed General Instructor School which is a 2 week, 90-hour class. Completion of this class will allow more in-house training.
- Shared that the School Resource Officer (SRO) unit attended 2 Active Shooter Response Training courses.

- Stated that with Council's vote tonight, there are some changes made within the SRO Unit. Officer Hudler will go to Iredell Charter Academy of Arts and Science (ICAAS), Officer Castronovo will go to Troutman Middle School (TMS), and Officer Elmore will move to the Career Academy Technical School (CATS). Officer Baker due to the size of the unit has moved into a full supervisor position to manage the Unit and to fill in for any absences to ensure no school is ever without an officer on campus and to provide assistance when needed.
- Continuing to respond to speeding complaints.
- Expressed appreciation for Council's support.

Manager Ron Wyatt

- Thanked everyone who partnered with the Town in renovating the Volleyball courts.
- Expressed appreciation to Council for the kind comments in regard to the storm. He explained that the Town not only assists the citizens of Troutman but the people within the Troutman community as well.
- Shared that the Town Newsletter calendar has been made larger per request by Council, but the newsletter is running out of space. He stated that staff will continue to try to make changes without having to add pages. He explained that the Town cannot add just 1 page, it would be 4 pages due to the layout of the newsletter, plus the extra cost.
- Informed Council that sewer inspections are currently being performed in Town by an outside company, who continued working through Monday's storm. He noted that so far the Town's system is much better than speculated. Citizens have been reporting that someone is hooking up to the Town's water; he expressed appreciation for those calls due to people who commit theft of water from time to time.
- Noted that the new location of the Passport Office is not quite ready for business. There is IT work to be completed, Public Works will be assembling and moving desks, and staff will be working this weekend in the building to get things accomplished.
- Addressed the new Park Plans in 3-D view with the added Pickleball courts and how it fits with the basketball and volleyball courts. He stated that the next step is to get feedback from Council in regard to the geographical difference in how some of the land lays and start getting pricing of what needs to happen there.
- In being frugal, Chief Watson and Detective Jones have accomplished getting the Town on the Federal and State surplus site stating that he will be leaving around 4:30-5:00 a.m. to go to Raleigh to pick up surplus that can be used in various departments. He stated that 1 of the things is a generator that will be used as a backup.

**** IX VIII. HOLD CLOSED SESSION PURSUANT TO GENERAL STATUTES 143-318.11(a)(3) TO CONSULT WITH 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; and Gary Thomas, Town Attorney joined the Closed Session.

*Upon motion by Councilmember Paul Henkel, seconded by Councilmember Eddie Nau, and unanimously carried, approved to hold a Closed Session pursuant to NCGS 143-318.11(a)(3) to consult with attorney.

*Upon motion by Councilmember Paul Henkel, seconded by Councilmember Eddie Nau, and unanimously carried, approved to hold a Closed Session pursuant to NCGS 143-318.11(a)(3) 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****

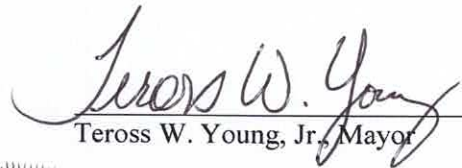
Closing of Closed Session and Reconvene Open Session

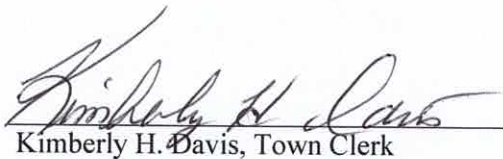
*Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved to reconvene open session.

Action taken as a result of the Closed Session: None

IX. ADJOURNMENT

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved to adjourn the August 10, 2023 Town Council meeting at 10:25 p.m.


Teross W. Young, Jr., Mayor


Kimberly H. Davis, Town Clerk



(**) Adjustments to the Agenda