

**MINUTE BOOK XXX, PAGES 75-83  
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES  
August 12, 2021**

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, July 08, 2021 at 7:00 p.m. with the Mayor Teross W. Young, Jr., presiding.

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

Councilmembers Absent: None

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Gary Thomas, Town Attorney; Jonathan Wells, Lynn Hair, Planning Director; Andrew Ventresca, Associate Planner; Interim Planning Director; Lt. Darrin Payne, Interim Police Chief; Michael Barker, IT

Press Present: Debbie Page, Iredell Free News

**I. MAYOR YOUNG 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 APPROVAL OF THE AGENDA (\*\*Adjustments)**

**\*\*Items 6 & 7 under Old Business – Continue Public Hearings to the September 9<sup>th</sup> Town Council Meeting.**

Upon motion by Councilmember Paul Henkel, seconded by Councilmember Eddie Nau, and unanimously carried, approved to amend the agenda by continuing Agenda Item 6 Annexation request AX-21-01 and continuing Agenda Item 7 Rezoning request CZ-RM-21-01 for project named Winecoff Village to the September 9, 2021 Troutman Town Council meeting.

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**\*\*Addition of Item IX - Closed Session Pursuant to GS 143-318.11(a)(5) to discuss Acquisition of Property; and Pursuant to GS 143-318.11(a)(6) for a Personnel Matter**

**\*\*Addition to Consent Agenda as Item 6 - Approval of Amendments to Policy #52 Public Records Policy**

**\*\*Addition under New Business as the last item – CORVID Cyberdefense Security Proposal**

Upon motion by Councilmember Sally Williams, seconded by Councilmember George Harris, and unanimously carried, approved the amended agenda with the additions as presented above.

**II. CONSENT AGENDA:** *Items on the Consent Agenda 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.*

**ITEM 1. Approval of Agenda Briefing Meeting Minutes of July 06, 2021**

**ITEM 2. Approval of Closed Session Meeting Minutes of July 06, 2021**

**ITEM 3. Approval of Regular Meeting Minutes of July 08, 2021**

**ITEM 4. Approval of Closed Session Meeting of July 08, 2021**

**ITEM 5. Approval of Budget Amendment to Re-appropriate Items Approved in Prior Year Budget**

**\*\* ITEM 6. Approval of Policy #52 Public Records Policy as amended**

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Felina Harris, and unanimously carried, approved Consent Agenda as amended.

(Copied in full, budget amendment and Policy #52 is attached to these minutes and is filed on CD titled: "Town Council Supporting Documents" dated August 9<sup>th</sup> and 12<sup>th</sup>, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

### **III. RECOGNITION(S) AND PRESENTATION(S)**

- **Introduction of Lynne Hair, Planning Director, (Ronald Wyatt, Town Manager)**

Town Manager Wyatt introduced and welcomed the Town's new Planning Director Lynne Hair stating that Ms. Hair comes to Troutman from the Town of Stallings with an extensive background in planning. Ms. Hair and husband just recently moved to Iredell County, residing in Mooresville. She has been on the job for a little over a week and has seen that Troutman has a lot to offer. He stated that he is appreciative that she is here and that she in turn offers a lot to the Town and to our growing community.

Ms. Hair thanked Town Manager Wyatt and Council for the opportunity stating that she is looking forward and getting excited to work with everyone and getting to know the Town.

Mayor Young welcomed Ms. Hair as part of the team along with commending Interim Planning Director Jonathan Wells on the excellent job he has performed.

- **Introduction of Andrew Ventresca, Associate Planning Director, (Ronald Wyatt, Town Manager)**

Town Manager Wyatt introduced and welcomed Andrew Ventresca, the Town's new Associate Planner who is also and Iredell County resident, residing close enough that he rides his bike to and from work. Mr. Ventresca come to Troutman from a neighboring county and has a work history in Iredell County. He expressed appreciation in Mr. Ventresca for his expertise in the transportation field and in his interest in biking stating that he too has a lot to offer our citizens and the Troutman community.

Mr. Ventresca expressed thanks and appreciation for the opportunity stating he looks forward, as being a resident nearby to grow with the Town and the opportunity to make a mark on the Town. In the four days of knowing Ms. Hair, he feels that Troutman is going to have a very good planning staff.

Mayor Young welcomed Mr. Ventresca in becoming part of the team commenting that it sounds like he will definitely help bring the Bike Ped plans to light. He looks forward to his work here and his engagement with the rest of the team.

- **Introduction of Troutman Police Department Officer Hunter Riddle, (Darrin Payne, Interim Police Chief)**

Interim Police Chief Darrin Payne introduced Officer Hunter Riddle; a native of Alexander County started his career in Law Enforcement with the Alexander County Sheriff's Office in 2019. He is a graduate of Mitchell Community College with an Associate Degree in Criminal Justice. Officer Riddle started as a part-time officer with Troutman in May of 2021 and in July of 2021 he filled one of the Town's full-time positions.

- **Introduction of Troutman Police Department Officer Rex Eure, (Payne, Interim Police Chief)**

Interim Police Chief Darrin Payne introduced Officer Rex Eure who came to the Town from the Eastern part of the State where he began his career in Law Enforcement in November 2018 with Saint Augustine's University in Raleigh. He worked at Four Oak Police Department and North Central College before moving to Statesville. Officer Eury joined Troutman Police Department as a full time officer in July of 2021.

- **Introduction of Troutman Police Department Officer Jordan Roy, (Payne, Interim Police Chief)**

Interim Police Chief Darrin Payne introduced Officer Jordan Roy. Officer Roy, born in Iredell County grew up in both Alexander and Iredell Counties. He began his career in Law Enforcement in August 2017 with Statesville Police Department working part-time with the Taylorsville Police Department. In October 2018 Officer Roy worked at Alexander County Sheriff's Department where he was a supervisor with the ranking of Corporal. He was also a Field Training Officer and a Sniper on the Special Emergency Response Team. Officer Roy joined the department accepting a full-time position in July 2021.

- **Introduction of Troutman Police Department Officer Clark Dotson, (Payne, Interim Police Chief)**

Interim Police Chief Darrin Payne introduced Officer Clark Dotson, a native of Western Iredell County, currently residing in Troutman with wife Katie. Officer Dotson has been a welder and fabricator for the most part of High School. He applied with the Troutman Police Department in May of 2021 right out of "Rookie" school and was hired full-time last week.

Interim Chief Payne expressed that he is proud and the Town is fortunate to have each one of the officers part the department.

#### **IV. STANDING REPORTS**

- **Troutman ABC Store Quarterly Report, (Layton Getsinger, ABC Board Chairman)**

Layton Getsinger, ABC Board Chairman stated that on behalf of the Troutman ABC Board (Wes Edmiston and Kim Cavin) and General Manager Evelyn Walls, we thank you for the opportunity to update you on the ABC Store's performance for the end of the 4<sup>th</sup> Quarter and end of the Fiscal Year (FY) 2020-2021. The auditor has finished the stores annual audit and is compiling his findings of which Mr. Getsinger will present during the next quarterly report. He stated that although the 4<sup>th</sup> Quarter of FY 2020-2021 turned out to be as expected which was a slight decrease from last year's 4<sup>th</sup> quarter. This was the first Quarter that the store had comparisons with COVID-19 affected sales from the previous year. In July, the start of the new FY, the store saw a 9.3% increase over last July. August is performing similarly so things are trending back in the right direction. The year finished with another record setting performance. There are still questions about how much COVID-19 is affecting the stores increased sales, although he believes that the new homes coming on line and robust summer lake traffic are major contributors.

Mr. Getsinger advised Council that as a result of the Town Council approving the ABC Boards request to create a "Specific Capital Improvements" account, in accordance with N.C. G.S. 18B-805(d), at their July meeting, the ABC

Board is actively looking at locations for a second store. Two (2) potential properties have been identified that could realistically meet their requirements. The ABC Board is in discussions with the owners about the details of each to make a determination on which direction to proceed. He stated that the board's intent is to acquire the property now to take advantage of current prices versus waiting until closer to the time to break ground and possibly be priced out of the market. He hopes by next quarter's briefing they will have a final decision and can provide greater details to Council. Mr. Getsinger stated that he is working with Town Manager Wyatt and his planning team to gather demographic and other data to begin the creation of a business plan.

Mr. Getsinger presented the following Highlights:

4<sup>th</sup> Quarter Highlights

- \$665,257 in sales
- \$720,626 last year  
(\$55,369) decrease quarter over quarter (or an 8% decrease)
- \$53,550 in net profit this year
- \$60,570 in net profit last year  
(\$ 7,020) decrease quarter over quarter (or 12% decrease)
- Operating Expenses averaged: \$26,249 per month a slight decrease over last year

Annual Recap

- Budgeted Revenue for 2020-2021: \$1,742,824
- Actual Revenues were \$2,533,409 an increase of \$790,585 or 31% over budget. It is also a \$391,096 or 18% increase over last year's sales
- Projected profit: \$148,200 before distributions
- Actual Profit before distributions (unaudited): \$271,955 (46% increase over budget) (Equals 11% of sales)
- Projected FY 2020-2021 Distributions: \$67,664
- Actual FY 2020-2021 Distributions: \$95,929
- Projected Profit after Distributions: \$80,556
- Actual Profit After Distributions: \$176,026
- Retained Working Capital is \$414,071 (against a max allowed of \$414,071). The store reached the maximum allowed in June. There will be a reset after our audit later this month.
- Since opening the store in December 2016, the store has generated \$743,254 in profit before distributions
- Distributions since December 2016 are as follows:
  1. \$154,583 to the town and its identified recipients
  2. \$23,457.20 to law enforcement and
  3. \$32,840 to DACI (drug & alcohol education).

Mr. Getsinger concluded by reiterating that as stated previously, the store is now able to put the excess over the working capital into a "Specific Capital Improvements" account which will go towards the land acquisition and construction of a second store. The Troutman store is fully staffed with no known needs to add additional payroll for the coming year.

Mayor Young and Council expressed their gratitude for a job well done.

## V. 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". Public comments can be received by mail at 400 N. Eastway Drive, Troutman NC 28166, live stream chat of no more than 350 words, or email [kdavis@troutmannnc.gov](mailto:kdavis@troutmannnc.gov) (emails can be received up to 5:00 pm the day of the meeting).

No public comments were submitted or made via in person, live stream, email, or hand written.

## VI. OLD BUSINESS:

~~\*\*Item 6. Annexation Request AX-21-01 (Contiguous) Project Name: Winecoff Village; Applicant: Peggy Jolly; 34.69 (+/-) acres; PIN(s) 4741261714, 4741164796, 4741164993; (Winecoff Street) (Continued from Council's May meeting)~~

~~a. Hold Public Hearing~~

~~b. Consider Adoption of Ordinance 06-21 Titled: "An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Contiguous)"~~

~~\*\*Item 7. Rezoning Request (CZ-RM-21-01) Project Name: Winecoff Village; Applicant: Peggy Jolly; 34.69 (+/-) acres; PIN(s) 4741261714, 4741164796, 4741164993; (Winecoff Street) from Suburban Residential (RS) and Town Residential (RT) to Residential Mixed Conditional (CZ-RM)~~

~~a. Hold Public Hearing~~

~~b. Consider Adoption of Ordinance 07-21 Titled: "An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) And Town Residential (RT) To Residential Mixed Conditional (CZ-RM) Case CZ-RM-21-01 Property Known As Winecoff Village~~

~~c. Consider Adoption of Statement of Consistency~~

**Item 8 7. Text Amendment (TA-21-01) – Addition of Text Related to Goats and Keeping of Livestock (Unified Development Ordinance Chapters 3 and 13), (Wells)**

a. Consider Approval of Second Reading of Ordinance 10-21, Titled: "An Ordinance Amending the Town of Troutman Unified Development Ordinance"

Second Reading of Unified Text Amendment TA-21-01 failed by a 4-1 vote.

*Yeas: Williams*

*Nays: Nau, G. Harris Henkel, F. Harris*

b. Adoption of Statement of Consistency – N/A

(Copied in full, proposed Ordinance 10-21 is filed in Ordinance Book 9, Pages 28-30)

(Copied in full, proposed Ordinance 10-21 is filed on CD titled: "Town Council Supporting Documents" dated August 9<sup>th</sup> and 12<sup>th</sup>, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

**Item 9 8. Consider Approval of Second Reading of Ordinance 11-21 Titled: “Ordinance Amending Chapter 4-Animals Of The Town Of Troutman Code Of Ordinances Clarifying Conditions Under Which Livestock May Be Kept Inside The Town Limits”, (Wells)**

Second Reading of Unified Text Amendment TA-21-01 failed by a 4-1 vote.

*Yeas: Williams*

*Nays: Nau, G. Harris Henkel, F. Harris*

(Copied in full, proposed Ordinance 11-21 is filed in Ordinance Book 9, Pages 31-34)

(Copied in full, proposed Ordinance 11-12 is filed on CD titled: “Town Council Supporting Documents” dated August 9<sup>th</sup> and 12<sup>th</sup>, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

**Item 10 9. Consider Amendment to the Town of Troutman Code of Ordinances (Sec. 22-7) Regarding Greenway Signage, (Ordinance 12-21), (Wyatt)**

Town Manager Wyatt explained that the proposed amendment would remove the words “between Winecoff Street and Old Murdock Road”. Removal of this wording will allow the Town to regulate signage along the entire greenway. The amendment also proposed the change of “Board of Aldermen” to “Town Council”.

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Sally Williams, and unanimously carried, approved Ordinance 12-21 titled: “*Ordinance Amending Chapter 22, Article 1 – Section 22-7 of the Town of Troutman Code of Ordinances-Regulating Signage on the Richardson Greenway*” as presented.

(Copied in full, Ordinance 12-21 is filed in Ordinance Book 9, Page 34)

(Copied in full, Ordinance 12-21 and relined copy is filed on CD titled: “Town Council Supporting Documents” dated August 9<sup>th</sup> and 12<sup>th</sup>, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

**Item 11 10. Discussion of Troutman Business Council (TBC) By-Laws, (Wyatt)**

Town Manager Wyatt requested that Council disband the TBC by dissolving its bylaws. He explained Troutman Business Council’s role as being part of the Statesville Chamber, and how interest and membership of the TBC has basically become non-existent. He also informed Council that Town staff has mainly overseen past TBC sponsored events. Manager Wyatt stated that the Town would better benefit by creating a new organization. The Troutman Business Network made up of local businesses is currently very active in the community and would like to partner with the Town. Mayor Young commented that at one point in time there were a number of businesses actively engaged and the Town appreciates the time they gave. He continued by commenting that he looks forward to a new partnership and the Town moving forward. In expressing appreciation for the partnership with Statesville Chamber over the years, Manager Wyatt commented that in no way does this reflect negatively towards them.

Upon motion by Councilmember Sally Williams, seconded by Councilmember George Harris, and unanimously carried, approved to dissolve the TBC by-laws.

**\*\*Item-12 11. Consider CORVID Cyberdefense Security Proposal, (Wyatt)**

Town Manager Wyatt presented a proposal from CORVID Cyberdefense; a Mooresville based security firm that offers a secure network firewall, protects workstations, laptops, user accounts and 24/7 monitoring that includes routine scanning, reporting and system back-ups. He stressed the important of having such service in place in efforts to eliminate hackers from getting into Town records and holding the Town hostage using other municipalities as examples. The cost of services for 34 users totals \$1,241 monthly/\$14,892 annually for 37 months with a onetime

onboarding fee of \$1,241. Service will be in effect 30 days from signing of the contract. Town Manager Wyatt informed Council that he is working on inquiring funding from the state. Councilmembers voiced their agreement in the importance of the Town's security.

Upon motion by Councilmember Sally Williams, seconded by Councilmember Eddie Nau, and unanimously carried, approved the CORVID Cyberdefense Services proposal as presented.

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

### **Councilmember George Harris**

- Welcomed new employee's of the Police Department and the Planning Department.

### **Councilmember Felina Harris**

- Commented that two of her friends have moved to Troutman and she is happy that they are here so they can see how great the Town of Troutman is.

### **Councilmember Paul Henkel**

- Inquired as to the progress to the recently purchased Ellis house proposed for the Planning and Zoning Department. Town Manager Wyatt stated that paint for the house has been purchased; a portion of the wooden foundation of the house is to be replaced by Public Works; the building that was on the property has been relocated behind the ballfield in the park and will be painted to match the colors in the park. He informed Council that there is a tree behind the house that is rotten and he is looking for a way to address it commenting that tree removal estimates are high. Manager Wyatt stated that the interior of the house was in better shape than he originally thought. Staff is currently looking into estimates regarding a future Town Hall and possible funding/grant opportunities. He commented that Council needs to begin discussing/researching the type of building design they would like to go with.

Manager Wyatt also provided the following updates:

- Wagner Street downtown building – Darryl Nantz, of Nantz Building Company inspected the property and advised the hiring of an engineer to draw up plans. One of the two engineers he recommended is the Town's engineer Benjie Thomas. Mr. Thomas came out and looked at the project and advised that this type of project is not really his forte and that he is willing to recommend someone else. Town Attorney Gary Thomas recommended Structural Engineer Steve Knight of Statesville.
- Two residential properties on Wagner Street – Closed on one property and waiting on attorneys to work out details on the second property.

### **Councilmember Eddie Nau**

- Thanked Interim Planning Director Jonathan Wells for the job he has done for the Town and that his commitment to the job showed that he cared.

### **Councilmember Sally Williams**

- Asked if the Town is up to a full Police force. Town Manager Wyatt responded that the department is short 2 officers. He informed Council that an Evidence Specialist/Clerk for the Police Department has been hired and will start on Monday, August 30<sup>th</sup> and that the position of Police Chief will be advertised tomorrow.
- Asked if the officers on night shift will have the opportunity to switch to day shift. Manager Wyatt stated that he has been contemplating rotating shifts which will make it fair for all officers. Councilmember Williams stated that in talking with retired and current officers, it is hard once acclimated to one shift to rotate shifts commenting that in changing sleeping habits it may not be the best for their safety. Manager Wyatt replied that there are pro and cons to both and a lot of times agencies do what their officers wish to do (depending of the size of the agency). Councilmember Nau commented that it takes a different type of officer to work a night shift suggesting that one option to consider for next year's budget discussion is to offer an incentive such as a night shift differential. Manager Wyatt commented that the county just implemented that same type of program.

- Expressed thanks to Interim Planning Director Wells for the job he had done for the Town.
- Updated Council on the Lake Norman Regional Transportation Commission (LNRTC) meeting held last night stating that an overview of Iredell County's Transportation Plan was presented. The LNRTC's Transportation Master Plan is available via website of which she will be happy to provide to all interested parties. Associate Planner Andrew Ventresca stated that either someone from the Iredell County Planning Staff or LNRTC will soon be going to each municipalities in the county to present a complete overview of the Master Plan and possibly asked for approval.

**Mayor Young**

- Expressed appreciation to Interim Planning Director Jonathan Wells and the whole In-Focus staff for their work with the Town.

**VII. HOLD CLOSED SESSION PURSUANT TO NCGS 143-3187.11(a)(5) ACQUISITION OF PROPERTY AND PURSUANT TO NCGS 143-3187.11(a)(6) PERSONNEL MATTER**

Mayor Young called for a Closed Session pursuant to North Carolina General Statutes (NCGS) 143-318.11(a)(5) acquisition of property; and pursuant to North Carolina General Statutes (NCGS) 143-318.11(a)(6) to discuss a personnel matter.

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

Upon motion by Councilmember Sally Williams, seconded by Councilmember Felina Harris, and unanimously carried, approved to hold a Closed Session pursuant to NCGS 143-318.11(a)( 5) acquisition of property; and pursuant to North Carolina General Statutes (NCGS) 143-318.11(a)(6) to discuss a personnel matter.

*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 Sally Williams, and unanimously carried, approved to reconvene open session.

**Action taken as a result of the Closed Session:**

Upon motion by Sally Williams, seconded by Eddie Nau, and unanimously carried, approved amended Employment Agreement dated 8-10-2021 as discussed in Closed Session.

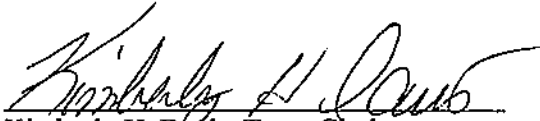
Upon motion by Paul Henkel, seconded by George Harris, and unanimously carried, approved a six month 5% increase in compensation for the Town Manager.

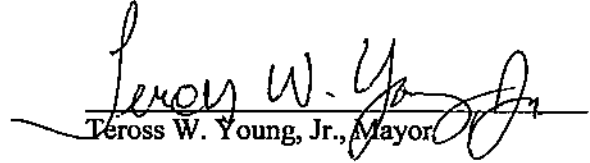
Town Manager Wyatt informed Council of positions being shifted/changed due to the resignation of Angela Hoover with Danielle moving back up front temporarily. The vacated position will be advertised along with the position of Parks and Rec. Director. Emily Watson, current Parks and Rec. Director will be handling Human Resources and Media.



**VII. ADJOURNMENT**

Upon motion by Councilmember George Harris, seconded by Councilmember Sally Williams, and unanimously carried, approved to adjourn the August 12, 2021 Town Council meeting at 10:43 p.m.

  
Kimberly H. Davis, Town Clerk

  
Teross W. Young, Jr., Mayor

(\*\*) Adjustments to the Agenda

