

MINUTE BOOK XXXII PAGES 127-138
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
September 14, 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, September 14, 2023 at 7:00 p.m. with Mayor Pro Tempore W. Paul Henkel presiding.

Councilmembers Present: W. Paul Henkel, Mayor Pro Tem; Felina L. Harris; George W. Harris; Edward R. Nau, Jerry R. Oxsher

Councilmembers Absent: Mayor Teross W. Young, Jr.

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; Austin Waugh, Public Works Supervisor; Lou Borek, Human Resources Director; Gary Thomas, Town Attorney; Michael Barker, IT

Press Present: None

I. MAYOR PRO TEMPORE W. PAUL HENKEL CALLED THE MEETING TO ORDER

MAYOR PRO TEM HENKEL WELCOMED VISITORS AND GUESTS

INVOCATION – Delivered by Austin Waugh, Public Works Supervisor

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO AND ADOPTION OF THE AGENDA ()**

****Addition: Street Closure Request by Barium Springs HOA for a Neighborhood Event as Item 25.**

****Removal: Agenda Item 14 - Quarterly Report of the J. Hoyt Hayes Memorial Troutman Library requested to be removed by Tamera Hicks, Library Manager.**

****Deferred Agenda Item 17 - Annexation Request AX-23-05 & Item 18 –Rezoning Request CZ-RM-23-02 (Sterling Properties of Mooresville, LLC). Request by Applicant-MI Homes to be deferred to Council's October meeting.**

**** Deferred Agenda Item 21. – Request by C & H Investment Holdings that this item be deferred to Council's October meeting.**

****Deferred Agenda Item 22. - Development Agreement Case No. DA-23-01 – Wakefield Village; Requested to be deferred until Council's October meeting.**

****Deferred Agenda Item 24. - Appointment of an Inside Alternate to the Planning and Zoning Board until Council's October meeting.**

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris and unanimously carried, approved to adopt the September 14, 2023 Town Council meeting agenda as amended above.

II. CONSENT AGENDA: *Consent Agenda Items are considered to be routine by the Town Council and will be approved with one motion. There will be no separate discussion on these items unless the Mayor or a Council member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item under New Business.*

1. Approval of Agenda Briefing Meeting Minutes of August 07, 2023
2. Approval of Closed Session Minutes of August 07, 2023
3. Approval of Regular Meeting Minutes of August 10, 2023
4. Approval of Closed Session Minutes of August 10, 2023
5. Approval to Amend the Town of Troutman Schedule of Fees
6. Approval of DRB-23-05 Autumn Leaf Apartments Façade Review – Property located at the corner of Perth Road and Autumn Leaf Road; PIN(s) 4730-89-0245, 4730-79-7585, 4730-79-4555, 4730-89-1688
7. Approval of DRB-23-06 Tractor Supply Façade Review – Property located at 726 S. Main Street; PIN(s) 4740690651
8. Approval of Ordinance 24-23 Titled: *“Ordinance Amending the Town of Troutman Code Ordinances Prohibiting Parking Of Vehicles In Front Yards On Residentially Zoned Lots”*
9. Approval Authorizing the Acquisition of Property located at 144 South Main Street (PIN#4731954340) Purchase price of \$1.5 million
10. Approval to Transfer Capital Reserve Funds to the General Fund Account to Replenish Funds for Property Acquisitions (\$2.2 million)
11. Approval to Amend Town Policy #30 Titled: *“Rotation Wrecker Policy”*
12. Annexation Request AX-23-09 (Non-Contiguous), Applicant: Jabula Properties; 3.5 (+/-) acres; PIN(s) 4750174203 (269 Houston Road)
 - a. Adoption of Resolution 28-23 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 29-23 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 October 12, 2023)*

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Jerry Oxsher, and unanimously carried, the Consent Agenda was approved as presented.

(Copied in full, Ord. 24-23 is filed in Ordinance Book 10, Page 43)

(Copied in full, Res. 28-23 is filed in Resolution Book IV, Page 72)

(Copied in full, Res. 29-23 is filed in Resolution Book IV, Page 73)

(Copied in full, Amended Schedule of Fees; Ordinance 24-23; Resolution 23-23 and Resolution 29-23 are attached to these minutes and are filed on CD titled: “Town Council Supporting Documents” dated September 11th, and 14th, 2023 in CD Book #1 Titled: “Town Council Supporting Documents” along with DRB Façade Documentation; and Amended Town Policy #30)

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

13. Recognition of Tania Trent as “Town of Troutman Employee of the Month”, (*Justin Munday, Finance Director*)

Justin Mundy recognized Tania Trent as “Employee of the Month” stating that Ms. Trent has been with the Town for 11 months and performs a terrific job in overseeing the front office and managing the day-to-day operations in the Town. She has been very instrumental in opening and overseeing the Passport Office, setting up the passport software, and acting as the liaison between the Town and the State. Tania is the supervisor of the admin and passport employees and is the Town’s accounts payable clerk. Mr. Mundy commented that it has been a goal to go to an electronic system

and Tania has been very proficient in scanning in all the town's invoices. She works diligently with residents in regard to cutoffs. She oversees the Blackboard messages and assists as needed with utility billing. He stated that she wears many hats and does a terrific job juggling all her responsibilities. Mr. Mundy shared comments from co-workers that portrayed Tania as patient, kind, understanding, genuine in her willingness to help, and a pleasure to work with.

Following the presentation of her certificate, Tania expressed appreciation and thanks for the recognition and for everyone that has help make her successful at her job.

Council members expressed their appreciation and congratulations to Ms. Trent.

(Copied in full, Certificate is filed on CD Titled: "Town Council Supporting Documents" dated September 11th and 14th, 2023 in CD Book #1 Titled: "Town Council Supporting Documents")

IV. STANDING QUARTERLY REPORT(S):

~~14. Troutman J. Hoyt Hayes Memorial Troutman Library, (Tamra Hicks, Library Manager)~~

~~Under Adjustments to the Agenda...~~

~~**Item 14 was removed from the Agenda per request of Tamra Hicks, Library Manager.~~

NEW BUSINESS:

15. Annexation Request AX-23-08 (Non-Contiguous), Applicant: Troutman Commercial Properties, LLC; 7.5 (+/-) acres; PIN(s) 4741603432, 4741604372, 4741606173 (709 South Main Street), (Lynne Hair, Planning Director)

Planning Director Lynne Hair presented annexation request AX-23-08; applicant: Troutman Commercial Properties, LLC for 7.5 (+/-) acres located at 709 South Main Street on the north side of Hwy 21 across from Royal Oaks Drive. She stated that this is a non-contiguous annexation, currently zoned Iredell County Residential Agricultural (RA). Staff recommends approval of this annexation request.

a. Call for a Public Hearing

Mayor Pro Tem Henkel Opened the Public Hearing

Jeff Pelchat representing Troutman Commercial Properties, addressed the Council stating that they are not sure what will go on the property, but Troutman needs new businesses and they will do their best to put something there that will be useful.

Mayor Pro Tem Henkel Closed the Public Hearing

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

b. Approval of Ordinance 25-23 Titled: "An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)"

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, Ordinance 25-23 Titled: "An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)" was approved.

(Copied in full, Ordinance 25-23 is filed in Ordinance Book 10, Page 44-46)

(Copied in full, Ordinance 25-23, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated September 11th and 14th, 2023 in CD Book #1 Titled: "Town Council Supporting Documents" along with the Annexation Petition, Boundary Survey, aerial map, and Public Hearing Notice)

16. Rezoning Request RZ-23-04; Applicant: Troutman Commercial Properties LLC; 7.5 (+/-) acres; 709 South Main Street located on the north side of Highway 21, across from Royal Oaks Drive, from Iredell County RA (Residential Agriculture) to Town of Troutman HB (Highway Business), (Hair)

Planning Director Hair presented rezoning request RZ-23-04 stating that it is the zoning portion of the annexation that Council just approved. The 7.5 acre property is currently zoned Iredell County RA requesting to be rezoned to HB for future commercial development. Ms. Hair pointed out that this is a traditional rezoning, not conditional, therefore no site plan was required as part of the application process. She stated that there are 3 parcels that make up the 7.5 acres; the middle parcel currently has a house located on it. In a PowerPoint presentation, Ms. Hair presented an aerial view of the parcels, a current zoning map, and a Future Land Use Map stating that there are similar zoning and land use in the area. She stated that the Planning Board recommended approval of the request as submitted. Staff recommends approval based on the fact that while the request is not consistent with the Land Use Map as it is shown in the 2018 Strategic Plan as Heavy Industrial; however, HB zoning will allow the property to be developed in a way that is compatible with the changing land use character of the area that includes surrounding Industrial and Commercial Land Uses.

a. Call for a Public Hearing

Mayor Pro Tem Henkel Opened the Public Hearing

None.

Mayor Pro Tem Henkel Closed the Public Hearing

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

a. Approval Ordinance 26-23 Titled: "An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County Residential Agricultural (RA) To Town Of Troutman Highway Business (HB)".

Upon motion by Councilmember George Harris, seconded by Councilmember Jerry Oxsher, and unanimously carried, Ordinance 26-23 Titled: "An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County Residential Agricultural (RA) To Town Of Troutman Highway Business (HB)" was approved.

c. Approval of Statement of Consistency

Upon motion by Councilmember Felina Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved that rezoning to Highway Business is consistent with the 2035 Future Land Use Map, and with the current land use pattern of the area. 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 26-23 is filed in Ordinance Book 10, Page 47)

(Copied in full, Ordinance 26-23, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated September 11th and 14th, 2023 in CD Book #1 titled: "Town Council Supporting Documents" along with the Staff Report, Rezoning Application, Plat, Current Zoning Map, Future Land Use Map, Aerial Map, P&Z Board's Certification of Recommendation, Adjoining Property Owners Notification Letter, and Public Hearing Notice)

~~17. Annexation Request AX-23-05 (Contiguous), Applicant: MI Homes, Representing Sterling Properties of Mooresville LLC; 49.62 (+/-) acres; PIN(s) 4741014288~~

~~a. Hold Public Hearing~~

~~b. Consider Ordinance 27-23 Titled: "An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)"~~

****Under Adjustments to the Agenda...Item 17. AX-23-05 was deferred to Council's October 12, 2023 meeting.**

~~18. Rezoning Request CZ-RM-23-02, Applicant: MI Homes (Representing Sterling Properties); 49.62 (+/-) acres located on Autumn Leaf Road adjacent to the Quail Haven subdivision to the west, from Town of Troutman RS (Suburban Residential) to Town of Troutman CZ-RM (Conditional Zoning Mixed Residential)~~

~~a. Hold Public Hearing~~

~~b. Consider Ordinance 28-23 Titled: "An Ordinance Changing The Zoning Classification Of The After Described Property From Town of Troutman RS (Suburban Residential) to Town of Troutman CZ-RM (Conditional Zoning Mixed Residential)"~~

~~e. Consider Statement of Consistency~~

****Under Adjustments to the Agenda...Item 18. CZ-RM-23-02 was deferred to Council's October 12, 2023 meeting.**

19. Text Amendment Case No. TA-23-08 – Applicants: Mad Monkey Garage. The request is to amend Articles 6.2.1 and 6.2.2 of the Troutman UDO to allow Wall Murals as a permitted sign type in the HI (Heavy Industrial) and HB (Highway Business) Districts, (Hair)

a. Call for a Public Hearing

Planning Director Hair presented text amendment TA-23-08 stating that the proposed amendment was received from a business owner (James Amico, Mad Monkey Garage) requesting murals be added as a permitted sign type in the HI district. She noted for Council that in the Staff report to Council, there is information where an applicant requested that murals be added in the HB district, but that applicant has withdrawn her application; therefore, the text amendment to be considered tonight is to allow murals in the HI district only. Ms. Hair noted that if this text amendment is approved, murals will be allowed on all HI-zoned properties, it is not just specifically for the Mad Money Garage property. She stated that Mr. Amico is requesting the text amendment in order to maintain the mural that is already on the building. The mural was painted on the building before he knew that it was not permitted. The Town's Code Enforcement visited Mr. Amico advising that the mural was not permitted. The applicant came to her in an effort to rectify the issue which prompted the request for the text amendment. Ms. Hair advised that currently murals are only allowed in the NC (Neighborhood Center) and CB (Central Business) districts by right and in the Town's Mixed Use district as a conditional use. She concluded by stating that the Planning Board recommended approval of the text amendment based on the following:

- Murals must go through the Design Review Board (DRB) for size, content, language, color, maintenance, etc.
 - Ms. Hair commented that she does not know if the DRB could comment on the content or language, but they could comment on the murals' size, color, and maintenance.
- Town Staff will look at other municipalities.
 - Ms. Hair commented that this is something that Staff has done previously.
- The text amendment will also apply to the CB (Central Business) district.
 - Ms. Hair explained that the Planning Board's intent is to say the murals in the CB District to be reviewed by the DRB Board.

Mayor Pro Tem Henkel questioned why the Planning Board recommended adding the CB District in the proposed amendment but not the NC District. Planning Director Hair responded that she did not know why it was not included; maybe an oversight on their part, but Council can add it if they so choose. She stated that Staff recommends adding the NC District if Council approves the amendment.

Town Manager Wyatt added that part of the Planning and Zoning Board recommendation is not in keeping with the Federal Government's statutes in regard to the DRB reviewing content commenting that dealing with the content of a mural is a very slippery slope. Although he understands and applauds their efforts, that is something that cannot be honored. He also stated that while this current mural was being painted, the business owner was notified that it is not allowed by ordinance and the artist and tenant decided to continue painting the mural instead of ceasing as they were asked to do.

Councilmember Felina asked for clarity on whether the applicant is a tenant or owner of the building. Ms. Hair verified that he is a tenant. Councilmember Felina Harris asked if the Town had heard from the owner. Town Manager Wyatt stated that 2 of the 6 owners of the building stated that they did not want the mural on their building.

Councilmember George Harris expressed his dislike of murals in general and suggested leaving the ordinance as it currently stands. He stated if this request is approved it will open up too many areas for murals that the Town has no control over the language or content. He commented that the applicant should not ask for forgiveness; he should remove it.

Mayor Pro Tem Henkel Opened the Public Hearing

None.

Mayor Pro Tem Henkel Closed the Public Hearing

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

b. Denial of Ordinance 29-23 Titled: "An Ordinance Amending the Town of Troutman Unified Development Ordinance"

Councilmember George Harris made a motion to make no change to the UDO and that Staff asks the applicant to remove the mural from the building. The motion was seconded by Eddie Nau. Town Attorney Gary Thomas suggested that the motion be amended to just deny the request. The motion was amended to the following...

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, denied Ordinance 29-23 Titled: "*An Ordinance Amending the Town of Troutman Unified Development Ordinance*" that would allow murals in the HI zoning districts.

c. Statement of Consistency

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved that this Text Amendment changing the UDO to allow murals in the HB and HI zoning districts is inconsistent with the Town's Land Use Map and the Unified Development Ordinance and is not in the public interest.

(Copied in full, proposed Ordinance 29-23 is filed in Ordinance Book 10, Pages 52-53)
(Copied in full, staff report, application, P&Z Board's Certification of Action Taken, and Public Hearing Notice is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated September 11th and 14th, 2023 in CD Book #1 titled: "Town Council Supporting Documents")

20. Text Amendment Case No. TA-23-09 – Request by Staff to Amend Article 5.1.5 of the Troutman UDO requiring a landscape berm on the perimeter of all new Single-Family Residential subdivisions adjacent to a public street, (Hair)

a. Call for a Public Hearing

Planning Director Hair presented text amendment TA-23-09 to require landscaped berms on the perimeter of all new Single-Family Residential Subdivisions where they are adjacent to public streets. This request is being made by staff. Staff recognizes the community's desire for increased streetscape throughout the Town. Buffering new single-family homes from main roadways increases the aesthetics of the town as well as protects new homeowners from noise and lights coming from adjacent roadways. She stated that other communities in nearby areas also require this type of landscaping. The Planning Board recommends approval as written.

Councilmember Jerry Oxsher asked Ms. Hair what the values are in the Town's Construction Standards as mentioned in Section 5.1.5 (D) as part of the amendment. Ms. Hair replied that the standards are the engineering requirements for the berm that will provide a cross-section drawing of how wide and tall the berm has to be. It will include landscaping requirements and if those engineering requirements are not met they will fail and she felt the best way to handle those requirements is to provide the developers with the cross-sections.

Mayor Pro Tem Henkel Opened the Public Hearing

None.

Mayor Pro Tem Henkel Closed the Public Hearing

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

b. Consider Ordinance 30-23 Titled: “An Ordinance Amending the Town of Troutman Unified Development Ordinance”

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Felina Harris, and unanimously carried, Ordinance 30-23 Titled: “An Ordinance Amending the Town of Troutman Unified Development Ordinance” was approved.

c. Approval of Statement of Consistency

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved that this Text Amendment is consistent with the 2018 Strategic Plan and the Unified Development Ordinance and reasonable and in the public interest as it would provide language that will contribute to the Town's ability to create an attractive streetscape.

(Copied in full, Ordinance 30-23 is filed in Ordinance Book 10, Pages 54)

(Copied in full, Ordinance 30-23 is attached to these minutes and is filed on CD Titled: “Town Council Supporting Documents” dated September 11th and 14th, 2023 in CD Book #1 titled: “Town Council Supporting Documents” along with the staff report, application, P&Z Board's Certification of Action Taken, and Public Hearing Notice)

~~21. Consider Request by C & H Investment Holdings that fines levied in the amount of \$300 for Code Violations on 3 vacant lots located on Rumble Street be waived. (PINs 4731-93-5216, 4731-93-5349, and 4731-93-5386), (PN-23-290), (Ron Wyatt, Town Manager)~~

Under Adjustments to the Agenda...

****Item 21. Request was deferred to Council's October 12, 2023 meeting.**

(Copied in full, Code Enforcement Memo, Courtesy Letter, Civil Citation Letters, Notice of Violation, Demand for Payment of Debit Notice, and a total of 5 email correspondents is filed on CD Titled: "Town Council Supporting Documents" dated September 11th and 14th, 2023 in CD Book #1 titled: "Town Council Supporting Documents")

~~22. Development Agreement Case No. DA-23-01 - Wakefield Village Development Agreement~~

~~Under Adjustments to the Agenda...~~

~~**Item 22. Request was deferred to Council's October 12, 2023 meeting.~~

(Copied in full, Staff Memo, Letter of Notification, Site Layout, Town Engineer's Memo, GIS Map is filed on CD Titled: "Town Council Supporting Documents" dated September 11th and 14th, 2023 in CD Book #1 titled: "Town Council Supporting Documents")

23. Approved to Authorize the Town Attorney to Initiate Eminent Domain for a Sewer Pump Station against Dependable Development Inc. and/or Successors at Sutter's Mill/Westmoreland Road and to obtain an appraisal, and make an offer based on the appraisal, (Ron Wyatt, Town Manager)

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved to authorize the Town Attorney to Initiate Eminent Domain action against Dependable Development Inc. and Successors for a sewer pump station at Sutter's Mill and Westmoreland Road; and further move that the Town Engineer is authorized to engage in design and surveying work for the project and that BBG and Brian Bryant be engaged as the real property appraiser on the project and upon the appraisal that the appraised amount be deposited with the Clerk of Court per statute.

(Copied in full, Staff Memo and Public Hearing Notice are filed on CD Titled: "Town Council Supporting Documents" dated September 11th and 14th, 2023 in CD Book #1 titled: "Town Council Supporting Documents")

~~24. Consider the Reappointment of Tonya Bartlett as an Inside Alternate Member of the Planning and Zoning Board for a 3-year Term, (current term expires 9/14/23), (Wyatt)~~

~~Under Adjustments to the Agenda...~~

~~**Item 24. Request was deferred to Council's October 12, 2023 meeting.~~

Under Adjustment to the Agenda, Council Added the Following Item:

****Item 25. Street Closure Request by Barium Springs HOA for a Neighborhood Event**

Barium Spring resident addressed Council with a request by Barium Springs HOA to Close April Showers Lane from 2:00 p.m. - 6:00 p.m., on Sunday, October 29th between the 2 Winter Flake intersections for a neighborhood event. She explained that the event would be held from 3:00 p.m. - 5:00 p.m.; the extra 2 hours requested is for set-up and tear-down.

Councilmember Jerry Oxsher asked Police Chief Watson if there would be any issues in regard to the road closure. Chief Watson replied that there are no issues.

Upon motion by Councilmember George Harris, seconded by Councilmember Jerry Oxsher, and unanimously carried, request to allow street closure on Sunday, October 29th from 2:00 p.m. - 6:00 p.m. for a neighborhood event was approved.

(Copied in full, Special Event Application and map is filed on CD Titled: "Town Council Supporting Documents" dated September 11th and 14th, 2023 in CD Book #1 titled: "Town Council Supporting Documents")

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"

None

VII. ELECTED / OFFICIALS / STAFF REPORTS AND COMMENTS

Elected Reports and Comments

Councilmember George Harris

- Expressed congratulations to Tania Trent on being selected as "Employee of the Month" commenting to ones who have never been to Town Hall that all the employees in the front office are very cheerful.

Councilmember Felina Harris

- Commented that it is football season and she loves seeing people/citizens at the games. She shared that her son is in the band and it is so fun to be in that environment. She really enjoyed the homecoming parade as well as the County Fair; it was good to see everyone out.

Councilmember Eddie Nau

- Thanked the community for coming in support of the Iredell County Fair commenting it was great to see the turnout.

Councilmember Jerry Oxsher

- Stated that he and his family had a great time at the Fair.

Mayor Pro Tem Henkel

- Thanked everyone who turned out tonight and the ones who helped him during the meeting when he skipped over something; commenting that he does not lead the meetings that often.

Staff Reports and Comments:

Austin Waugh, Public Works

- August 31st was the Town's annual state sewer inspection with NCDEQ. They checked our records for the past 3 years from monthly pump station inspections to the percentage of our annual jetting etc. making sure everything is documented. Jason Edwards and Todd Hardy took the inspector to the field to inspect pump stations, wet wells, high-priority lines, etc. This was another year that the Town received a very good report.
- On the wastewater side, the team has continued to mow and spray the majority of our ROWs, as well as to mark each manhole. Repairs have been made to a few damaged manholes to keep from infiltration getting into the sewer system.
- Repairs were made at the Westmoreland pump station including repairing the main door to the housing and installation of a new exhaust fan.
- Multiple wet wells were pumped out with the new vac truck.
- Fall banners were installed on the greenway.
- Spraying of weeds and the town parking lots continues.
- Continued maintenance of all the town lots and greenways (mowing and trash picked up).

- Continue replacing damaged or faded street signs including installation of all street poles at a standard 8' height to keep the signs uniform.
- Painting of crosswalks on Rumble Street has begun.
- Installed various sewer and water taps as well as irrigation taps.
- Replaced a few broken meter boxes and repaired 2 water leaks.
- Set 57 new water meters, replaced 12 meters, and performed 55 new home inspections.
- Serviced approximately 10 police cars as well as a few work vehicles and diagnostics.
- Serviced various pieces of lawn equipment and checked generators at all facilities.

Emily Watson, Parks & Recreation Director

- Crosswalk lights have been delivered and Mr. Waugh has a plan for installation next week. Communication regarding the crosswalk lights will be going out through the Town's social media and website.
- Parks & Rec Staff have been fertilizing fields, staining bathroom floors in the pavilion, replacing dated signage in the park and along the greenway, and painting the restroom walls.
- Working on website updates and revisions, and building the new Civic Rec software that will go live at the first of the year.
- Youth sports are back in full swing and the park is busy with 8 soccer teams, 2 baseball teams, cheerleading, and flag football as well.
- Upcoming Events:
 - Iredell County Walk for Recovery-September 30th, 4 pm-7 pm in the Park. Free event open to the public with free food and giveaways. Event information is on their Facebook page.
 - Hosting a Halloween Costume Swap in partnership with the Rotary Club. Drop-off: now through October 12th at Town Hall...Shop: October 13th from 12 pm – 7 pm at Town Hall (free). (No donation required).
 - 6th Annual Wicked Fast 5K – to be held on October 14th, 6 pm at Troutman Depot. Registration is online at www.runsighup.com \$20 registration fee.
 - Trails & Treats – to be held on October 31st, 4 pm – 6 pm. Free event. Interested vendors (organizations, businesses, and non-profits) contact Ms. Watson to participate.
 - Working in partnership with Safe Kids of Iredell County for a Child Safety Seat Check on November 7th, at Town Hall, 4 pm – 7 pm. Troutman PD has a couple of Certified Car Seat Inspectors on staff who need a few credits and they will be here as well.
 - Thanked all who helped with the Homecoming Parade, especially the Police Department.

Mayor Pro Tem Henkel asked when the Parks and Rec house will be ready. Ms. Watson responded that she does not have a timeframe.

Justin Mundy, Finance Director

- Working to wrap up the 2022/2023 Audit. Hopefully, it will be presented to Council at their November meeting.
- Continue to work on improving day-to-day processes.
- Expressed congratulations to Tania Trent for being Employee of the Month.

Lynne Hair, Planning Director

- Busy with permitting and reviewing plans. There are a lot of Public Hearings coming up; one being Norman Creek (once Rocky Creek) 2nd phase. This rezoning is conditional; there is a community meeting here at Town Hall this Thursday at 6 pm.
- Sutter's Mill Development is working on putting in their Greenway Trail which will connect to the trail that is already built in Weathers Creek. Staff has spoken to Westmoreland developers regarding connection of their trail. Once completed there will opportunity to connect using the old rail bed that goes under I-77.
- Thanked Councilmembers Paul Henkel and Felina Harris for their participation in the meeting for the Sherrill's Path project. It was a good discussion and they are working to get an easement finalized so there are some good things happening with that project.
- Working on the Mobility Plan; there will hopefully be some grant opportunities coming up in the near future.

The consultant on the plan has put in a request to present it at the APA Conference in October. Associate Planner Andrew Ventresca will be accompanying the consultant at the conference to present the process.

- Still working on UDO updates. Commented that the plan is to present some chapters to the Council for consideration around the end of the year; the sign ordinances is one area she is going to be looking at next.

Josh Watson, Police Chief

- In August, the Police Department responded to 497 Calls for Service; a 35% increase from the month of July. Some of that increase was traffic-related incidents due to school being back in session, but the majority were standard calls not related to traffic issues.
- Reported 9 incidents of homes broken into in a construction site development with items stolen. Due to leads received that night, 2 suspects were arrested the next day with 18 felony charges.
- Two (2) officers have attended Instructors School; there are now a total of 3 General Instructors within the department. Most training with the exception of specialized training can now be done in-house. One (1) of those officers also attended a Defense Technology and Lethal Instructor Class.
- In August, the department's 2 K-9 Handlers went to Ventosa Kennels in Scotland Neck, NC, and selected the 2 dogs to be trained. The dogs are still at the kennel in training which should be completed by the end of October. The handlers will then go there for a 6-week handler course.
- Ian Mihailak is graduating from Basic Law Enforcement (BLT) tonight. Mihailak is the department's first recruit from the recruit program. He will be sworn in once his paperwork is received back from the state.
- Yesterday, the department assisted the Mooresville Police Department and the US Marshalls Fugitive Task Force engaging in the pursuit of a fugitive out of Georgia. The chase ended in Troutman with the fugitive jumping and running. The department assisted by setting up a perimeter and locking down Iredell Charter Academy as a precaution. The Highway Patrol and the Iredell Sheriff's Office assisted with air access. The fugitive was found and arrested.

Ron Wyatt, Town Manager

- Expressed appreciation to Finance Director Mundy for his nomination of Tania Trent for Employee of the Month and to the employees that have been recognized so far this year.
- In addressing Mayor Pro Tem Henkel's earlier question of when the Parks and Rec. building will be ready, Manager Wyatt stated if he had to guesstimate, it is about 90% complete. Painting of the interior is to be done this week. The concrete drive is complete, but there is still some concrete and asphalt work to be done. Completion will be a welcomed thing because the Town Hall is out of space. The Council's investment in personnel in the Evidence Technician position several years ago did alleviate a lot of the evidence, and having an officer in that position now has been more versatile; but now with the officers being more productive and the backlog of court cases, it is not getting rid of the evidence but having to maintain it until it is adjudicated.
- Reported on the downtown buildings stating that the workers were pulled from the Parks and Rec. building to handle deconstruction of the 2nd unit purchased and will start the upstairs of the 1st unit purchased (downstairs is complete) within the next few weeks. He commented that he thinks everyone will be happy with the design by the architect and the engineers of those 2 buildings.
- The Passport Office is open full-time, by appointment only. Human Resources (HR) Lou Borek is now there with the personnel that is working with passports. There is still work to be completed inside the building before it can be used as intended because of needing space. A lot of people have expressed positive comments regarding having a passport office in the area.
- Thanked Department Heads (Lynne Hair, Josh Watson, and Emily Watson) along with Associate Planner, Andrew Ventresca for their efforts in applying and receiving of grants.
- Stated that he and Parks & Rec. Director Watson met with the architect regarding the concession stand plans which is the next piece that needs to be done in the park.
- Thanked Parks & Rec. Director Watson for going beyond her regular duties and building the computer program for Parks & Rec.

- Commented on the Police department's assistance with the chase, crediting Chief Watson for being out with his Officers and other departments on the frontline working; setting an example for his department. He commented on the precautions taken, such as the school lockdown. Mr. Wyatt applauded the school for deciding to hire an SRO this year. He expressed thanks to all the other agencies that assisted in a successful arrest.

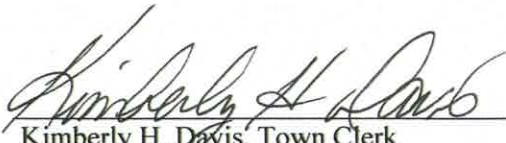
Mayor Young

Michael Barker, IT read aloud a comment from Mayor Young received via email, thanking Mayor Peo Tem Henkel for a job well done and the staff for their service.

VIII. ADJOURNMENT

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris and unanimously carried, approved to adjourn the September 14, 2023 Town Council meeting at 8:30 p.m.


W. Paul Henkel, Mayor Pro Tem


Kimberly H. Davis, Town Clerk

(**) Adjustments to the Agenda

