

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

**TOWN COUNCIL AGENDA BRIEFING MEETING MINUTES**

**October 11, 2021 – 4:00 P.M. – Troutman Town Hall**

Presiding: Mayor Teross W. Young, Jr.

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

Council Members Absent: None

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Gary Thomas, Town Attorney; Emily Watson, Communications/Community Engagement/Employee Services; Lynn Hair, Planning Director; Andrew Ventresca, Associate Planner; Adam Lippard, Public Works Director; Darrin Payne, Interim Police Chief; Chip Smith, Parks & Rec. Director; Michael Barker, IT

Press Present: Debbie Page, Iredell Free News

Others: See attached Sign-In sheet

**I. MAYOR YOUNG CALLED THE OCTOBER 11, 2021 AGENDA BRIEFING MEETING TO ORDER**

**• Adjustment(s) to the Agenda Briefing Agenda**

None

**• Adoption of the Agenda Briefing Agenda**

\*Upon motion by Councilmember George Harris, seconded by Councilmember Sally Williams, and unanimously carried, approved the October 11, 2021 Agenda Briefing Agenda as presented.

**II. GENERAL BUSINESS**

**A. Mayor and Council Items (During this time elected officials have the opportunity to make reports, comments and/or ask questions of staff)**

Councilmember George Harris

- Stated that the Charter Committee comprised of Town Attorney Gary Thomas, Town Manager Wyatt, Councilmember Sally Williams and himself have been meeting resulting in two Ethic

policies (one for town council and one for all committees), and a revised Town Charter that is ready to come before Council for approval. Attorney Thomas recommended, although not required, to hold a Public Hearing in regards to revising the Town Charter. Mayor Young requested that the Public Hearing and consideration of approval for the Town Charter along with consideration of the two ethic policies be added to Council's November meeting; Councilmember Henkel proposed adding the items to Council's December or January agenda since the General Assembly does not meet until 2022 and due to the already packed November agenda. All were in agreement with the proposal.

#### Councilmember Sally Williams

- Welcomed the Town's new Park and Recreation Director Chip Smith.
- Thanked all staff for going beyond their job realm picking up the slack in other areas keeping the Town running smooth.
- Questioned the reason for the survey stakes located on the Greenway from the Fox property driveway to the middle of the Whiting property. Town Manager Wyatt commented that he does not know.
- Commented that the banners on the greenway look very nice and asked if they are double sided; Public Works confirmed that they are doubled sided explaining that there was an issue with the flag poles on the street lamps and that the issue has been addressed with Mosca Design (vendor).
- Commented that the latest mural is taking shape. Manager Wyatt stated that he has received positive comments from citizens.
- Congratulated Emily Watson on her new position with the Town.

#### Councilmember Felina Harris

- Expressed thanks to Town staff and their supervisors for all their hard work requesting that her sentiments be relayed to all staff.
- Shared that citizens are elated to hear that the Talley Street project is moving forward. She thanked everyone involved in making it happen.
- Informed Council that she may not be available for the Thursday night Council meeting.

#### Councilmember Paul Henkel

- Welcomed all new faces/employees to the Town.

#### Mayor Young

- Expressed appreciation to staff for continued support as positions are filled and to Town Manager Wyatt for taking the time to fill those positions while working with staff.
- Welcomed all new employees to the Town.
- Expressed appreciation to all for their efforts in making the Talley Street project happen.
- Commented that he too has received positive comments from citizens regarding the new mural.

## **B. Staff Comments/Business**

Town Manager Wyatt

- Informed Council that October is cancer awareness month.
- Recognized Sergeant Kerry Baker, SRO at Career Academy Technical School (CATS) for organizing a donation drive for My Sisters House. The event is to be held October 21<sup>st</sup> at CATS that also includes lunch, health screening, and manicures. Donations can be dropped off at Town Hall in the form of clothes, food, toiletries and toys. Event fliers are located in the Town Hall lobby.
- Updated Council regarding the progress of the Town's website stating Emily Watson is working hard managing the site and continued efforts in getting it up to where she feels it should be.
- Stated that the Talley Street project has went out to bid on the Town website. He thanked Associate Planner Andrew Ventresca and Finance Director Justin Mundy for hitting the road running with the project.
- Informed Council that Finance Director Justin Mundy just completed the test for his CPA (Certified Public Accountant) and is awaiting results.
- Thanked staff (existing and new) in all departments for stepping up to fill in when needed.

### **1. Introduction of George (Chip) Smith, Parks & Recreation Director**

Town Manager Wyatt introduced George (Chip) Smith, the Town's new Parks & Rec. Director stating that Chip is a Troutman native. Growing up in Troutman, Chip is familiar with Troutman's history which serves as an advantage to the Town and his position. He is married to wife Sherri and has one son. Chip thanked the Town for the opportunity.

### **2. Christmas Parade Discussion**

Town Manager Wyatt requested to proceed with the Town activities such as the Christmas Parade and the scheduling of town events and rentals advising that reported COVID-19 numbers have come down and continue on a steady incline.

\*Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved to proceed with the Christmas Parade and town events.

### **3. Overview of the Upcoming Regular October 14, 2021 Meeting Agenda Items Scheduled to be Presented**

#### **Consent Agenda Items:**

- 1-3 Consider approval of three sets of minutes
- 4-6 Consider approval of three resolutions directing the Clerk to investigate petitions of annexation, Clerks certificates of sufficiency, and three resolutions setting Public Hearing dates of November 10, 2021 for Troutman Logistics, Wagner Street Townhomes, and Rocky Creek annexations.
- 7 Consider approval of Resolution 27-21 to approve financing terms with Truist Bank/BB&T for land purchase.
- 8 Approval to amend terms of the wastewater agreement between Iredell County, Children's Hope Alliance and the Town.

- 9 Consider two budget amendments: 1) Falls Cove Phase 2 waterline extension in the amount of \$17,965 an upgrade and extension of the existing waterline to be done while the road is in the rough phase of paving; 2) for additional purchase of sewer capacity from Mooresville in the amount of \$233,220. Council member Paul Henkel asked how many gallons is be purchased. Manager Wyatt stated that he believes it is in increments of 75,000 gallons.
- 10-11 Consider approval of Design Review Board's (DRB) Rules of Procedure and an amendment to the Town's Schedule of Fees-both of which are mainly housekeeping items. DRB recommended approval of the Rules of Procedure at their last meeting.

**Old Business Items:**

- 12-13 Annexation and rezoning of Winecoff Village will be a request for continuation to the November meeting from the applicant. Due to the number of items scheduled on the agenda the applicant was asked to be pushed out until December and the applicant has accepted.

**New Business Items:**

- 14-15 Consider Annexation and Rezoning request from Iredell County zoning to Town of Troutman Highway Business for Speedway; Applicant Big Daddy and Nonnie, LLC; 2.71 acres.
- 16 Consider Rezoning request from Iredell County zoning to Town of Troutman Highway Business for Howard Bryan/Superior Properties of Iredell; 1 acre.
- 17 Consider Annexation request for The Meadows of Troutman, LLC; 1.367 acres. Planning Director Lynne Hair explained that when The Meadows property was previously annexed, this portion (1.36 acres) was left out. This annexation will clean up the property boundaries.
- 18 Consider Text amendment to the Town's Unified Development Ordinance (UDO) for Digital Billboards.
- 19 Consider Façade Approval for Accessory Structures located 697 North Main Street; Applicant: Detailed Image Collisions and Customs. Associate Planner Andrew Ventresca stated the Town's new UDO has no requirements for commercial accessory structures, only residential. When the applicant applied for permits, Mr. Ventresca stated that he felt that approval should go through DRB and the Town Council before issuance of those permits. He stated that if the permits are approved the applicant will have to move the building 10' off the property line. If Council does not approve the permits, the structures will have to be removed from the property.

**III. HOLD CLOSED SESSION PURSUANT TO GENERAL STATUTES 143-318.11(a)(4) TO DISCUSS ECONOMIC DEVELOPMENT**

Mayor Young called for a Closed Session pursuant to North Carolina General Statutes (NCGS) 143-318.11(a)(4) to discuss economic development.

Along with Mayor Young and Town Council, Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Gary Thomas, Town Attorney; Jenn Bosser, Iredell Economic Development Corp. President and CEO and Chad Thomas, Director of Business Recruitment joined 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\*\***

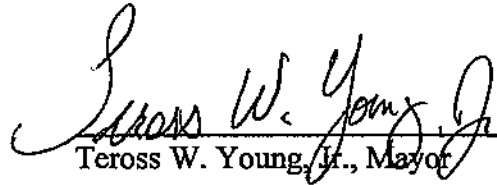
***Closing of Closed Session and Reconvene Open Session***

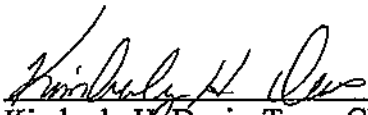
\*Upon motion by Councilmember Sally Williams, seconded by Councilmember Paul Henkel, and unanimously carried, approved to reconvene open session.

Action taken as a result of the Closed Session – None

**IV. ADJOURNMENT**

\*Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved to adjourn the Agenda Briefing of October 11, 2021.  
Time of adjournment: 6:16 p.m.

  
Teross W. Young, Jr., Mayor

  
Kimberly H. Davis, Town Clerk

- (\*) Motion(s)
- (\*\*) Addition(s)

