

MINUTE BOOK XXXII PAGES 139-153
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
October 12, 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, October 12, 2023 at 7:00 p.m. with Mayor Teross W. Young, Jr. presiding.

Councilmembers Present: W. Paul Henkel, Mayor Pro Tem; Felina L. Harris; George W. Harris; 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; Austin Waugh, Public Works Supervisor; Lou Borek, Human Resources Director; Gary Thomas, Town Attorney; Michael Barker, IT

Press Present: Debbie Page, Iredell Free News

I. MAYOR TEROSS W. 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 ADOPTION OF THE AGENDA ()**

**Removal of the following Items due to the request to withdraw the items by the applicant.

- Item 14 Annexation Request AX-23-05 - Applicant: MI Homes, (Sterling Properties of Mooresville, LLC)
- Item 15 Rezoning Request CZ-RM-23-02 - Applicant: MI Homes, (Sterling Properties of Mooresville, LLC)

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved to adopt the October 12, 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 September 11, 2023
2. Approval of Closed Session Minutes of September 11, 2023
3. Approval of Regular Meeting Minutes of September 14, 2023
4. Approval of DRB-23-08 Utica, LLC Façade Review – Property located at 303 Murdock Road; PIN(s) 4742-01-8897
5. Approval of a High-Density Permit for Tractor Supply – Property located at 726 S. Main Street; PIN(s) 4740-69-0651
6. Approval of a High-Density Permit for Troutman Storage – Property located on the northwestern corner of the US 21/Barkdale Road intersection; PIN(s) 4740-68-7772

7. Approval of Resolution 30-23 Titled: "*A Resolution Of Support For The Town Of Troutman Application For CRTPO Discretionary Funding For Improvements To The North Main Street/Murdock Road/Old Mountain Road Intersection*"
8. Approval of Resolution 31-23 Titled: "*Resolution By The Town Council Of The Town Of Troutman Accepting State Grant And Loan Funding For The 2022 Sewer Collection Rehabilitation Project (Project No. CS370580-06; SRP-W-ARP-0249)*"
9. Annexation Request AX-23-10 (Non-Contiguous), Applicant: BBC Rocky Creek, LLC; 19.511 (+/-) acres; PIN(s) 4740-49-0827 (Byers Road)
 - a. Adoption of Resolution 32-23 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 33-23 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 November 09, 2023**)

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

(Copied in full, Res. 30-23 is filed in Resolution Book IV, Page 74)

(Copied in full, Res. 31-23 is filed in Resolution Book IV, Page 75)

(Copied in full, Res. 32-23 is filed in Resolution Book IV, Page 76)

(Copied in full, Res. 33-23 is filed in Resolution Book IV, Page 77)

(Copied in full, Resolutions 30-23 thru 33-23 and Certificate of Sufficiency are attached to these minutes and are filed on CD Titled: "Town Council Supporting Documents" dated October 09th, and 12th, 2023 in CD Book #1 Titled: "Town Council Supporting Documents" along with DRB Façade Documentation; High-Density Permit Information; and other supporting documentation)

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

10. Recognition of Jonathan Cruz as "Town of Troutman Employee of the Month", (*Austin Waugh, Interim Director of Public Works*)

Austin Waugh, Interim Director of Public Works recognized Jonathan Cruz as the "Town of Troutman Employee of the Month". He stated that Jonathan first applied for the job as a Parks and Rec. Technician, but in the interview it was decided that the town may have a better fit for him in the Public Works Department of which he started work on April 10th this year. He is trying to keep up with maintaining the town's ever-growing fleet, becoming the first full-time mechanic with Troutman. It just so happened that Jonathan was a master mechanic for a local dealership. Since Jonathan started, the Town has added more vehicles (now totaling 43). He also has 15 large pieces of equipment on his plate. He has exceeded expectations and has found plenty of ways to save the town money and alleviate downtime for equipment. Mr. Waugh credited Jonathan for finding and adding much-needed equipment and programs to make sure all vehicles are running top-notch and safely; such as the ALLDATA program that lists out every spec for every vehicle. He has also taken over maintenance of the town's 17 generators. Jonathan comes to work every day with a smile and a great attitude. He is always ready to help out in the field anytime he finds any downtime and somehow always finds time to cook up new concoctions for us to try at each employee meal as well.

In presenting Mr. Cruz with his certificate, Mr. Waugh thanked Mr. Cruz for his service.

Mayor Young congratulated and thanked Mr. Cruz for all he does for the Town. It is much appreciated by the Council and the Town citizens.

(Copied in full, Certificate is filed on CD Titled: "Town Council Supporting Documents" dated October 09th and 12th, 2023 in CD Book #1 Titled: "Town Council Supporting Documents")

11. Recognition of Good Samaritan Action by Mack Sutton & David Kenworthy, Public Works, (Mayor Young)

Mayor Young recognized David Kenworthy and Mack Sutton (2 Public Works employees) for their quick actions on September 21st when they were out working and came across a young male child running in traffic on Highway 21. They stopped their vehicle and were able to get the child out of harm's way before calling the police. He stated that the young boy had wandered away from his home and by their fast actions, saved him from possibly a very bad outcome. The Troutman Police found out where the child was from and helped him back to his parents. He stated that the Town of Troutman is lucky to have such great employees who want to make a difference in the community.

In personally thanking them for stepping up in their actions as well as what they do every day, Mayor Young presented Mr. Kenworth with a Certificate of Recognition. Mr. Sutton was unable to attend the meeting.

(Copied in full, Certificates are filed on CD Titled: "Town Council Supporting Documents" dated October 09th and 12th, 2023 in CD Book #1 Titled: "Town Council Supporting Documents")

IV. STANDING QUARTERLY REPORT(S):

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

Tamra Hicks, Troutman Library Manager presented the following report:

Previous Months' Recap: May – September 2023 Programs

- In-Person Programs for Children
 - Toddler Storytime is with Miss Deb, on Tuesdays at 11 am
 - Preschool Storytime is with Miss Katy, on Fridays at 11 am
 - Teen Activity is with Stephanie, on the 2nd Thursday of the month at 4 pm
 - Monthly Activity for Children/Tweens and Parents which varies from Trivia night/game night, and Family Book Club
- In-Person Programs for Adults
 - Pinterest Crafts, held one Saturday each month
 - Book Club, held on the 2nd Wednesday of the month
 - Coloring is held on the 4th Wednesday of the month
- Report of Attendance (totals)
 - Children: 84 programs with 2,209 attendees
 - Teens: 9 programs with 87 attendees
 - Adults: 20 programs with 203 attendees

Other Library Stats (over the past 5 months)

- PC Usage: 938
- Overall visits: 33,383

Ms. Hicks stated that even though their number of checkouts is less than Statesville, their numbers are continuing to increase and are maintaining a percentage rate double that of Statesville. Troutman citizens are definitely using the library.

Library Updates

- The summer reading program that ended in August, was a success with over 3000 packets sent home with patrons. Patrons of all ages kept a reading log during the summer and were able to be entered for big prizes.
- Troutman Library is starting a Saturday Storytime for younger children that will be held on the 3rd Saturday of the month. Miss Katy will be leading the program and will have stories, crafts, and treats. The program is geared more towards 4-8-year-olds.
- The Troutman Library will be participating in the event on Halloween at the ESC Park. We are working on special “treats” (book-related) to hand out to the children, and will be participating in the Christmas parade.
- The library’s Holiday Party, will be held at the library on Thursday, Dec. 7th from 4-6. The Monday Night Pickers will once again be providing background music for the event. Ms. Hick’s invited everyone to come out and join them.

General Information

- Staff is always trying to make the library as inviting and usable as possible for the public. Sometimes this means moving things around to see what works best. However, clear signage is provided so everyone can find what they are looking for.
- Things can get loud when programs are being held, but hopefully, it is not too disturbing to other patrons who are studying or working. Staff is trying to be mindful of others but at the same time, they want the program participants to enjoy themselves.
- Stated that she is happy to announce that they have kept the same staff members for over a year now, and in this day and time, that is an accomplishment. The Staff loves the library and go above and beyond to help the patrons. The library is blessed to have a few wonderful volunteers that we could not do without. They come in and shelf books and help keep things in order.

13. ABC Store, *(Layton Getsinger, ABC Board Chairman)*

On behalf of the Troutman ABC Board (Wes Edmiston, Kim Cavin and General Manager Evelyn Walls), Layton Getsinger, ABC Board Chairman updated Council on the ABC Store’s performance for the end of the 1st Quarter of Fiscal Year 2023-2024.

- The store received a clean audit for Fiscal Year 2022-2023.
- The Christmas order will be received on November 6th (which is a fairly large order).

Quarterly RECAP and Forecast

- Budgeted Revenue for 2023-2024 is: \$3,007,000
- For the 1st Quarter the store experienced a modest increase in sales of 6.6% over last year’s 1st Quarter.
- Total sales were \$803,414 which is 27% of the Budget broken down as follows:
 - July: \$280,708 (up 8.5% over last July)
 - August: \$262,444 (up 5.6% over last August)
 - September: \$260,261 (up 5.6% over last September)
- 1st Quarter Net Profit is: \$57,457 (7% of sales and 39% of annual budgeted profit). This is just slightly ahead of last year’s \$54,692 in 1st Quarter profits which was 7% of sales.
- Budgeted profit after distributions for FY 2023-2024 is: \$145,951.

•Distributions for 1st Quarter:

- Town of Troutman and its Recipients: \$22,700
- Law Enforcement: \$ 3,264
- Alcohol and Drug Education (DACI): \$ 4,570

- Inventory at the end of the 1st Quarter was \$225,000. This is an increase of \$44,530 over last year.
- Current Retained Working Capital is \$347,525 (against a max allowed of \$619,000 which is 56% of the maximum allowed). Me. Getsinger stated that the store is paid off with funds from savings because they did not want to start the new store still owing on the 1st one. Mr. Getsinger shared that the Board has not given the go-ahead to proceed with the 2nd store mainly based on what is going on with the economy. They are waiting to get an idea of where the economy is headed. He provided a summary regarding the process and preliminary groundwork for opening an ABC store.
- Based on sales to date, the projected revenue for the year is \$3,224,000. which is \$217,000 ahead of budget. These numbers will go up significantly by the end of the 2nd Quarter. The 2nd Quarter of the year is typically the busiest of the year due to Halloween, Thanksgiving, and Christmas seasons.

Fun Facts:

- The end of November will end the store's 7th year of business.
- Since the opening of the store to the end of this September, the store has experienced \$16,498,815 in net revenue.
- Distributions since opening in December 2016:
 - Town of Troutman/Entities \$354,751
 - Alcohol Education/Rehab \$ 79,337
 - Law Enforcement \$ 56,670
 - Total: \$490,758
- The store has a Net Profit of \$1,098,000 after distributions since opening.

Mr. Getsinger concluded by stating that the future looks bright.

Councilmember Eddie Nau asked that Mr. Getsinger relay to the General Manager, the rest of the Board and all employees how proud of the job that they have done for the Town of Troutman and the ABC Store.

Councilmember George Harris asked if the new store would be the same design as the current store. Mr. Getsinger stated that is their thought for they have had so many compliments on that design. He explained that the next store will be somewhat larger because it will have central warehousing capability.

Councilmember Paul Henkel expressed thanks to Mr. Getsinger, the Board, and employees stating that the store has good leadership.

Councilmember George Harris also commented that the store has great leadership; the right people are in place there.

Mayor Young expressed appreciation for Mr. Getsinger and the work he has done to make sure that the store happened. He asked Mr. Getsinger who is his longer-tenured employee. Mr. Getsinger responded that it would be Evelyn Wall. He and Ms. Wall started working together in November of 2016.

V. OLD BUSINESS: (Items 14-17 were Deferred at Council's September Meeting)

Items 14 & 15 (withdrawn by the applicant)

~~**14. 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)~~

~~**15. 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)"~~

~~c. Consider Statement of Consistency~~

16. Development Agreement Request DA-23-01, Applicant: BBC Wakefield, LLC and Barium Springs Home for Children; 774.31 (+/-) acres that will be developed as Wakefield Village, a Mixed-Use Development with frontage on US 21, Moose Club Road, Duck Creek Road, Barium Lane, and Old Mountain Road, (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented the Development Agreement request DA-23-01 stating that the state has granted towns the authority to enter into a development agreement through NCGS 160D, specifically Article 10. A development agreement is a contract between a local government and a developer that specifies the rights and obligations of both parties for a specific project. She pointed out that the Town's Unified Development Ordinance (UDO) Article 9 provides land use that outlines the Town's authority to enter into development agreements adopted as required by State Statute 160D. Ms. Hair stated that the Development Agreement DA-23-01 being presented includes:

- Permitted Uses and their densities
- Development schedule
- Transportation improvements
- Infrastructure, including sewer and water capacity reservations
- Greenway easements and trails
- Donation of land to the town for public use
- Includes all conditions of zoning approval and approved concept plan. Ms. Hair reminded Council that the property went through the conditional zoning process in September of last year.

Ms. Hair stated that the property is over 700 acres, and staff anticipates that it will be developed in phases and several years to build out; a Development Agreement is a tool used for this type of project. Staff recommends approval as presented. Town Attorney Gary Thomas and the attorney for the applicant worked hand-in-hand to draft this document.

Applicant Steve Bailey, BBC Wakefield addressed the Council stating that nothing has changed regarding the conditions that were approved in September of last year.

No public comments were made.

Mayor Young Closed the Public Hearing

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

b. Approval of a Development Agreement between Wakefield, LLC, Barium Springs Home for Children, and the Town of Troutman per NCGS 160D-1001

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Paul Henkel, and unanimously carried, Development Agreement between Wakefield, LLC, Barium Springs Home for Children, and the Town of Troutman per NCGS 160D-100 was approved as presented.

(Copied in full, Development Agreement including Exhibit A and B, are attached to these minutes and are filed on CD Titled: "Town Council Supporting Documents" dated October 09th and 12th, 2023 in CD Book #1 Titled: "Town Council Supporting Documents" along with the Staff Memo)

17. Approval of Reappointment of Tonya Bartlett as an Inside Alternate Member of the Planning and Zoning Board for a 3-year Term, (term expired 9/14/23), (Wyatt)

Town Manager Ron Wyatt stated that Ms. Bartlett has been on the Planning and Zoning Board and has conducted herself professionally in that role. Staff recommends that Council consider reappointment.

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, reappointment of Tonya Bartlett as an Inside Alternate Member of the Planning and Zoning Board for a 3-year term was approved.

(Copied in full, application for reappointment is filed on CD Titled: "Town Council Supporting Documents" dated October 09th and 12th, 2023 in CD Book #1 Titled: "Town Council Supporting Documents")

18. Approval of Annexation Agreement Between the Town of Troutman and the Town of Mooresville, (Wyatt)

a. Call for a Hearing

Mayor Young Opened the Public Hearing

Town Manager Wyatt stated that this request/agreement is the same as the Town requested 2 years ago for the 2 parcels as noted in Exhibit A (presented in a PowerPoint presentation). One of the parcels is the property for the proposed ABC Store. He stated that the Town of Mooresville has already voted and approved the agreement and Town Attorney Thomas has reviewed it. 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 31-23 Titled: "An Ordinance Adopting An Annexation Agreement Between The Town Of Troutman And The Town Of Mooresville"

Mayor Young expressed appreciation to the Town of Mooresville for working with Troutman on this agreement and thanked Town Manager Wyatt and Staff for continuing to pursue this for the Town.

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved Ordinance 31-23 Titled: *"An Ordinance Adopting An Annexation Agreement Between The Town Of Troutman And The Town Of Mooresville"*

(Copied in full, Ordinance 31-23 is filed in Ordinance Book 10, Page 55)

(Copied in full, Annexation Agreement and exhibit(s) are attached to these minutes and are filed on CD Titled: "Town Council Supporting Documents" dated October 09th and 12th, 2023 in CD Book #1 Titled: "Town Council Supporting Documents")

VI. NEW BUSINESS:

19. Annexation Request AX-23-07 (Non-Contiguous), Applicant: Jabula Properties LLC; 3.5 (+/-) acres; PIN(s) 4750-17-4203 (269 Houston Road), (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented annexation request AX-23-07 stating that the request is a non-contiguous, voluntary annexation of 3.5 acres located at 269 Houston Road; the applicant/property owner is Jabula Properties, LLC. Staff is recommending approval. A map showing the location of the property was presented in a PowerPoint presentation.

Councilmember George Harris asked if the property was already built upon. Ms. Hair replied yes.

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 32-23 Titled: *"An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)"*

Upon motion by Councilmember Paul Henkel, seconded by Councilmember George Harris, and unanimously carried, Ordinance 32-23 Titled: *"An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)"* was approved.

(Copied in full, Ordinance 32-23 is filed in Ordinance Book 10, Pages56-58)

(Copied in full, Ordinance 32-23, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated October 09th and 12th, 2023 in CD Book #1 Titled: "Town Council Supporting Documents" along with the Annexation Petition, Boundary Survey, aerial map, metes & bounds, and Public Hearing Notice)

20. Rezoning Request RZ-23-05; Applicant: Jabula Properties LLC; 3.5 (+/-) acres; 269 Houston Road located on the east side of I-77, from Iredell County General Business (GB) to Town of Troutman Light Industrial (LI), (Hair)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Hair presented rezoning request RZ-23-05 stating that it is part of the annexation that just occurred. The applicant/owner Alan Wray, Jabula Properties is requesting that the property be zoned to Town of Troutman Light Industrial (LI) from Iredell County General Business (GB). She stated that when looking at properties that are annexed unless the applicant requests specific zoning, staff tries to match the zoning as closely as possible to the county's zoning that the applicant has. She pointed out the Town's LI and the county's GB are very similar. This is a traditional rezoning therefore no site plan is required. She pointed out, as Councilmember Harris mentioned during the annexation item, that there is a building that has been permitted by the county and constructed on the site. However, access to the Town's utilities does require annexation per Town policy. This is a new policy; the property owner began building the building while it was still in the county. Ms. Hair stated that the applicant wants the property in the Town for access to the Town's water and sewer. The Town's Land Use Map shows the land as Heavy Industrial. She advised that the Planning and Zoning Board recommends approval and that Staff recommends approval based on the fact that the requested rezoning is consistent with the Heavy Industrial Land Use shown in the 2018 Strategic Plan; LI (Light Industrial) 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 Land Uses.

No public comments were made.

Mayor Young Closed the Public Hearing

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

b. Approval Ordinance 33-23 Titled: "An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County General Business (GB) to Town of Troutman Light Industrial (LI)"

Upon motion by Councilmember Paul Henkel, seconded by Councilmember Jerry Oxsher, and unanimously carried, Ordinance 33-23 Titled: "An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County General Business (GB) to Town of Troutman Light Industrial (LI)" 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 Light Industrial is consistent with the 2035 Future Land Use Map and the area's current land use pattern. The request is reasonable and in the public interest as it proposes allowing Industrial development in areas of Troutman where appropriate.

(Copied in full, Ordinance 33-23 is filed in Ordinance Book 10, Page 59)

(Copied in full, Ordinance 33-23, is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated October 09th and 12th, 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)

21. Rezoning Request RZ-23-06, Applicant: Leon Bouwens, Jr.; 42.25 (+/-) acres; 134 Iredell Avenue, on the north side of Murdock Road, from Town of Troutman Suburban Residential (RS) to Town of Troutman Light Industrial (LI)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Hair presented rezoning request RZ-23-06 stating that the applicant is Leon Bouwens, Jr; the current property owners are Mark and Leigh Ann Payne. She stated that the property is currently zoned Town of Troutman Suburban Residential (RS) and is requesting to be rezoned to Light Industrial (LI); the property is currently located in the Town's Extraterritorial Jurisdiction (ETJ). This is a traditional rezoning therefore, no site plan is required as part

of this application. In a PowerPoint presentation, Ms. Hair presented a map showing the current zoning of the adjacent property owners stating that the property located in the front is zoned Conditional Zoning-Heavy Industrial (CZ-HI); property to the west is zoned HI, and the property located to the back is property owned by the Wakefield Developers zoned Conditional Zoning-Mixed Use (CZ-MU). Ms. Hair advised that the Developers of the North Fork Business Park plan to incorporate this land as part of that business park. The Future Land Use Map shows the property as Employment Center-Light Industrial. She stated that the Planning and Zoning Board recommends approval. Staff also recommends approval based on the fact that the requested rezoning is consistent with the Employment Center-Light Industrial Land Use shown in the 2018 Strategic Plan; the request for LI (Light Industrial) is compatible with that land use.

Councilmember Jerry Oxsher inquired about the setbacks where the property is adjacent to the Wakefield development. Ms. Hair replied that setbacks will apply when it comes to site plan review.

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 34-23 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Town of Troutman Suburban Residential(RS) to Town of Troutman Light Industrial(LI)”

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, Ordinance 34-23 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Town of Troutman Suburban Residential (RS) to Town of Troutman Light Industrial (LI)”

c. Statement of Consistency

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Paul Henkel, and unanimously carried, rezoning to Light Industrial is consistent with the 2035 Future Land Use Map and the area's current land use pattern. The request is reasonable and in the public interest as it proposes allowing Industrial development in areas of Troutman where appropriate.

(Copied in full, proposed Ordinance 34-23 is filed in Ordinance Book 10, Page 60)

(Copied in full, staff report, application, P&Z Board’s Certification of Action Taken, and Public Hearing Notice are attached to these minutes and is filed on CD Titled: “Town Council Supporting Documents” dated October 09^h and 12^h, 2023 in CD Book #1 titled: “Town Council Supporting Documents”)

VII. 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”

David Kennedy addressed Council voicing complaints against a local business (Cedar Stump).

The owner of the business Jeremy Shaw, along with employees and patrons of the business spoke to Mr. Kennedy’s complaint, denying the allegations.

VIII. ELECTED / OFFICIALS / STAFF REPORTS AND COMMENTS

Elected Reports and Comments

Councilmember George Harris

- Thanked Officer Morales and Detective Jones with help on an issue he is having to deal with.
- Shared that he and his wife are currently living in a hotel until he closes on his new home next week.

Councilmember Felina Harris

- Thanked Staff for all their hard work.
- Commented that she hopes everyone enjoys the upcoming Trails and Treats event.

Councilmember Eddie Nau

- Shared that Councilmember George Harris, Town Manager Wyatt, Parks & Rec. Director Emily Watson, Police Chief Josh Watson, and himself attended the Charter Ceremony of the Exchange Club of Troutman last week. He extended his congratulations to the members to their incoming offices commenting that he is looking forward to working with them in doing great things for the Town and the citizens.
- Thanked Senator Vickie Sawyer, Representatives Mitchell Setzer, Jeff McNeely, and Grey Mills for their assistance in the Town receiving the \$14 million in grant funds for the Town's infrastructure. He stated that the trips that he, Councilmember George Harris, and Manager Wyatt took to Raleigh paid off.

Councilmember Jerry Oxsher

- Thanked the Town Manager and Public Works for promptly dealing with the water issue. Although serious, most people never knew that anything had happened.
- Thanked Police Chief Watson for the good work he is doing commenting that most things are already handled before Council hears about it.

Councilmember Paul Henkel

- Thanked Representative Jason Saine (from Lincoln County) who was also instrumental in helping the Town in receiving the \$14 million.
- In welcoming the Exchange Club to the Town, he commented that he was not in attendance at the Charter Ceremony, but he is glad to see them here in Troutman, wishing them all the success in the world.
- In reference to upcoming Town events, he asked that everyone stay tuned to the Town website and Parks and Rec. Facebook page. He also commented that he is looking forward to the Christmas season and the events that go along with the season.

Mayor Young

- Expressed appreciation for all that our elected officials have accomplished in Raleigh and how everyone rallied around and supported Troutman. He also thanked Manager Wyatt for having the forethought to have representation in Raleigh commenting that he thinks the \$14 million is the largest 1 time contribution from Raleigh that Troutman has ever seen.
- Thanked Council for covering for him at last month's meeting. He was unable to attend due to his wife's surgery, but he was watching.
- Expressed appreciation to those who represented the Town at the Exchange Club's Charter Ceremony.
- Thanked Councilmember Felina Harris as she represented the Town at her sorority event (Delta Sigma Beta) for this region.
- Stated that election season is upon us. He urged everyone to get out and vote, letting their voice be heard.
- Expressed appreciation to the Troutman Fire Department for their quick response and efficiency on Monday when they came to his home for a gas leak.

- Invited all citizens to come out and support the Town's upcoming events. He thanked Staff for making sure Troutman is a safe place to live and play.

Staff Reports and Comments:

Austin Waugh, Interim Public Works Director

- Stated that the Public Works Department has stayed steady in providing services for the town. This includes maintenance of all the department's equipment and vehicles; the golf cart and the Police Department vehicles.
- Reported that on the wastewater side, maintenance was performed on pump stations at Streamwood, Westmoreland Road, Iredell Avenue, and Fat Boys. A sewer tap for a new commercial business was installed, wet wells were cleaned at Fat Boys and Barium Springs, and a new sump pump was installed at the Houston water tank.
- On the waterside, 2 irrigation taps were made, and a residential water leak and cleanout were repaired.
- Stated that a cleanout was lowered; a traffic meter box was installed; manholes were repaired and risers installed at Old Mountain Road and in the park.
- Miscellaneous items as follows:
 - Worked with the TPD to put out detour signs due to a utility pole being down and took a generator to the Quail Haven pump station to ensure backup power until the power issue was resolved.
 - Replacing ceiling tiles and assembled chairs at the passport office.
 - Spraying all the walking trails.
 - Replaced and/or consolidated 20 street signs.
 - Performed 170 locates for 811,
 - Performed 88 water/sewer inspections
 - Installed 106 meters
- Stated that new cross-walk signage has been ordered and that they will contain a light that will blink 24/7.

Emily Watson, Parks and Rec. Director

- Reported that the Parks and Rec. Department is continuously busy with the following programs:
 - Host T-Ball games on Wednesday nights and Saturday mornings.
 - Host soccer and baseball practices nightly.
- Hosted 2 Iredell County Middle School cross-county meets.
- Hosted 2 Bluegrass jams.
- Upcoming Events:
 - 7th Annual Wicked Fast 5K – Saturday, October 14th, 6 pm. Early packet pickup is tomorrow here at Town Hall from 12 pm - 7 pm. The 5K will start at the Depot. A 1-mile fun run was added to this event. Registration is in person or online.
 - Halloween Costume Swap - Donation drop-off was amazing, we have collected tons of costumes. Costume shopping will be tomorrow from 12 pm – 7 pm here at Town Hall. No donation is required to shop. The Rotary Club partnered with the Town for this event.
 - Trails and Treats – October 31st from 4 pm – 6 pm. Currently, there are 50 businesses/organizations signed up to participate. If interested in participating, please contact Ms. Watson.
 - Christmas Parade – Now accepting applications to participate (30 applications have already been received). The applications are available on the Town's website or can be picked up at the Town Hall.
 - In partnership with the Rotary Club in October in collecting canned goods for the local food banks. She asked that each family bring a least one can to the Trails and Treats.

Justin Mundy, Finance Director

- Reported that the Town audit is in the process of being wrapped up; December 1st is the deadline. The audit will be presented in either November or December.
- Upgrades to the meter reading software (Neptune 360) is coming soon. The system will be cloud-based and will allow a faster process in meter reading and billing. Finance is also receiving a new accounting software

(Smart Fusion) that will streamline some of our in-house processes. Mr. Munday asked that the citizens be patient with the new process stating that there will be a learning curve for everyone.

Lynne Hair, Planning Director

- Reported that this year to date, the Planning Department has received and processed:
 - 15 site plans (a lot for a town our size)
 - 824 zoning permits (88 in September)
 - 400 Certificate of Occupancies (CO's) final inspections for mostly new homes.
- Reported that Code Enforcement Officer Shane Harris has processed:
 - 469 cases opened related to nuisance, junk vehicles, tall grass, minimum housing, and UDO violations with 54 still open.
- Commented that the Town is very fortunate to have both Andrew Ventresca and Shane Harris working on our Planning Staff. Andrew is in Durham tonight and will be doing his presentation on the Town's Mobility Plan tomorrow at the APA Conference. The plan will be presented by the first of the year for Council's approval.
- Mentioned that the 3rd grade Field Trip to Town Hall will be on November 9th this year.

Josh Watson, Police Chief

- Reported that in September, the Police Department responded to 536 total calls for service. In comparing January to September 2023 to January to September 2022, there is a 44% increase. He stated that is to be expected as the population grows. Not all those calls are related to crimes. It could be alarms, parking complaints, 911 hang-ups from phones/cell phones, and smartwatches.
- Shared that there were several incidences during September that resulted in precautionary lockdowns at different schools (Iredell Charter, Troutman Middle, and Troutman Elementary). He stated that just so the public knows, sometimes when they are involved with an incident it is hard for them or someone else to get on social media to explain what is going on. It does not necessarily mean that something is happening in the school, it is to protect the school. He briefing explained each incident, commending the Town's patrol officers for working quickly to take the suspect into custody.
- FYI – A Police Softball game will be held Saturday at 9:00 am at Mazeppa Park as a fundraiser for "My Sisters House".
- Stated on Oct 30th, Sgt. Daniel Bova and Officer Ashley Parker will be leaving for Scotland Neck, North Carolina for a 6-week K-9 training course. Officer Parker's K-9 is a German Shepherd named Scar and Sgt. Bova's K-9 is Luka, a Belgian Malinois. Both dogs are full patrol dogs that will do tracking, narcotics detection, searches, and handler protection.

Town Manager Ron Wyatt

- Addressed the public comments made by Mr. David Kennedy stating that typically when people make the Town aware of situations, depending on what it is, depends on how it is directed. In this particular situation, the Staff had already been contacted, and due to the nature of what Mr. Kennedy is alleging, the Police Chief was informed and it has been discussed with the business owner. He stated that Mr. Shaw has been in contact with the Town to correct anything he hears from the community or the Town to be compliant. He recommended to the community that if there are issues like this, a Town Council meeting is not the place to voice it. He continued by stating that if there are issues about any business or illegal activity, there is a proper forum in which to address the issue and make the Town aware so it can be investigated because there are other issues that could occur.
- In referencing the closing of the schools due to incidents that happened, Mr. Wyatt apologized to those in the community who feel that the Town is not communicating, some information cannot go out to the public especially when police are involved and/or responding to an incident. The closing of the schools in those incidents was for the safety of the children and the faculty.
- Expressed appreciation to Council for recognizing the State Officials who helped to secure the \$14 million in funding as well as Mayor Young, and to the Council members who took the time to make a phone call or

went in person to Raleigh and/or other specific locations to meet with various elected officials. He thanked the Council for their support of him. Manager Wyatt commented that the success in securing the funds was a group effort with the lawmakers understanding firsthand what the Town's needs are.

- Commented that all Town employees are doing things regularly and exceeding goals, and the Town is constantly taxing them to do more. He spoke to the Parks and Rec. employees and all that they do and in expressing appreciation to David Kenworthy and Mack Sutton for their actions in regards to stopping for the child, he feels that any employee would do the same in those circumstances.
- In regards to the stats that the Police Chief gives, he stated that different people in other agencies use statistics for different purposes, but the Chief through his policies, procedures, and training, the officers here are more proactive and are documenting calls. He stated that part of the statistical increases in Chief Watson reports, although some are due to growth, is the fact that the officers are being told to do their job and take a report when a report is necessary; not to not file it so the crimes stats go down to look better. He expressed appreciation to Chief Watson and his department for what they do.

Mayor Pro Tem Henkel stated that in mentioning the \$14 million, we forgot to mention the \$2.3 million the Town received last year. Manager Wyatt stated that 2 years ago the Town received the first award from the Art Funds, and last year received \$1 million from the state, a little over \$1 million from DEQ, and then a loan. It is good for the Town to have received funds for 3 years in a row

Mayor Young thanked Manager Wyatt for addressing the question for Mr. Kennedy and the responses from Cedar Stump, and if there are other concerns or questions to please refer them to Manager Wyatt and/or Police Chief. He stated that he does not want to overlook the good job that the police officers have done and thanked them for keeping our kids and the community safe. The reports to Council do not go unnoticed and as Manager Wyatt has expressed, Troutman is called the crossroads for a reason. There people are passing through and doing illicit things.

IX. 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; Jessica Davidson; 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.

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****

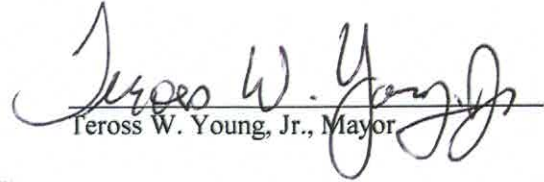
Closing of Closed Session and Reconvene Open Session

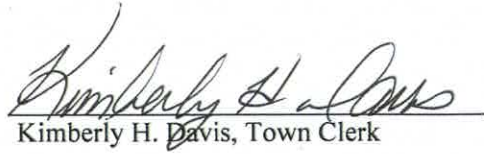
Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved to reconvene open session.

Action taken as a result of the Closed Session: None

X. ADJOURNMENT

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved to adjourn the October 12, 2023 Town Council meeting at 9:26 p.m.


Teross W. Young, Jr., Mayor


Kimberly H. Davis, Town Clerk

(**) Adjustments to the Agenda

