

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

TOWN COUNCIL AGENDA BRIEFING MEETING MINUTES

November 08, 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; Justin Mundy, Finance Director; Adam Lippard, Public Works Director; Josh Watson, 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 NOVEMBER 08, 2021 AGENDA BRIEFING MEETING TO ORDER

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

*Addition: Item 4. Discussion of Decriminalization of Town Ordinances (Gary Thomas, Town Attorney)

• **Adoption of the Agenda Briefing Agenda**

*Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved the November 08, 2021 Agenda Briefing Agenda as amended.

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 Felina Harris

- . Commented that over the past few months she has noticed that citizens are passionate for the Town and she appreciates that passion.
- . Commented that she hopes everyone had a great and safe Halloween.

Councilmember Sally Williams

- . Congratulated Councilmembers Felina Harris and Paul Henkel on their re-election. She stated that she is good with not being re-elected. God has a purpose for her somewhere else, but she will miss the comradery between Council members.

Councilmember Eddie Nau - (No comments were made)

Councilmember George Harris

- . Commented that he has had a good bit of interaction with the community lately and he wants to recognize how friendly and polite they are and stated he can say the same about Town staff and Police Department.

Councilmember Paul Henkel

- . Agreed with Councilmember Felina Harris regarding the Town having passionate people. The last few weeks have been very eye opening.
- . Thanked Councilmember Sally Williams for her service to the Town stating that she will missed.
- . Commented that the Town will have a lot of challenges ahead with growth. We will see people become more vocal and tough decisions will have to be made. He hopes citizens see growth as an asset and not a liability.

Mayor Young

- . Commented that it is important for all to get involved in elections and carry out their civic duty.
- . Addressed Councilmember Sally Williams stating that he appreciates her service and that she will be missed.
- . Expressed congratulations to Jerry Oxsher, the Town's newly elected Town Council member and to Councilmembers Felina Harris and Paul Henkel on their re-election.
- . Welcomed the Police Chief Josh Watson to the Town stating that he has heard positive comments regarding him being part of the Town and he looks forward to Chief Watson serving and leading the Town's Law Enforcement.
- . Stated that growth is a good problem to have and he hopes that people appreciate the growth. There are a lot of Town's in the state that are not growing. Hopefully the Town and citizens can come to some agreement as Council hears those passionate conversations.

B. Staff Comments/Business

1. Introduction of Josh Watson, Town of Troutman Police Chief

Town Manager Wyatt introduced the Town's new Police Chief Josh Watson to Council. He stated that Chief Watson has been attending to housekeeping items and getting his office set up. Manager Wyatt stated that in going through the interview process, Chief Watson proved hands down to be the right choice for the position. Chief Watson thanked Council for the opportunity commenting that he is very excited and is ready to get started.

2. Presentation by Iredell County Economic Development Corporation (ICEDC) of the 1st Annual Existing Industry Survey Results, (Jenn Bosser, Iredell Economic Development Corporation (IEDC) President & CEO)

Ms. Jenn Bosser, IEDC President/CEO, accompanied by Chad Thomas, Director of Business Recruitment, and Matthew Pierce, Director of Existing Industry and Expansion, presented the

results of the 1st Annual Industry Survey in Iredell County stating that the survey is a quick snapshot in efforts to gather opinions, perceptions, and feelings towards the business climate providing a concept of how IEDC is performing and what challenges the local business community is facing. Through a Power Point presentation, Ms. Bosser highlighted that out of 121 responses from across the county, approximately half the responses were from Statesville (40%), half from Mooresville (43%), and the remainder was from the county (9%) and from Troutman (7%). She stated that most responses were received from retail and food services, making up 32% of the responses. The remainder was made up of professional services, manufacturing, and a range of other business types. Almost half of the responses came from businesses employing 1-9 employees. In response to growth, the survey showed that 4% of business in the county plan to relocate within the county, 31% plan to expand, and 65% plan to remain the same. Ms. Bosser stated that they broke the survey down into three areas asking local business leaders to weigh in: National Business Climate, Workforce Climate and Operational Climate. Under National Business Climate, results showed that on-going effects of COVID-19 was the primary concern followed by inflation and the economy. Within the Workforce Climate the results showed that businesses are having a hard time hiring and retaining people for various reason (COVID, childcare, vaccines and mandates, unemployment, etc.). There were also concerns of wage inflation and cost of healthcare with very little concern regarding the aging workforce. Under Operational Climate, the highest concern is supply chain distribution followed by cyber security. Companies want warehousing and distribution close by. Ms. Bosser highlighted local services and utilities stating that the survey resulted in business being very satisfied with local utilities with water and sewer scoring the highest followed by electricity, telecommunications, and parks. The top concerns were local streets, roads, and highways, zoning, permitting and inspections. She concluded by commenting that over all the business community feels positive about the business climate and is very satisfied with the quality of life that this area offers. Matthew Pierce, IEDC stated that for Troutman (under local services) Parks and Rec. scored the highest.

Mayor Young asked if anything specific came up form Council's perspective that Council should be concerned about. Ms. Bosser responded that there was concern mainly with growth in regards to traffic, infrastructure, water and sewer. She commented that she was pleased to see the number of companies from Troutman that responded to the survey.

Councilmember Eddie Nau asked what IEDC is doing to help Troutman with NCDOT in dealing with traffic problems. Ms. Bosser relayed the importance of new projects/developments Traffic Impact Analysis (TIA) to look at mitigating factors of what their development is going to do to the community. A developer is not responsible to build new roads but to help mitigate the traffic, possibly to get NCDOT moving faster. IEDC can work with developers and their projects to help them understand the Town's goals and needs. She stated that if a project is investing a lot in the state, NCDOT may prioritize with those projects. Town Manager Wyatt asked if it is fair to say in order to get the turning lanes and significant improvements, it comes with the bigger projects. Mr. Bosser stated that generally an industrial project is going to have approximately 3 times less traffic counts than a residential project.

(Copied in full, 2021 Survey Results & Report is filed on CD titled: "Town Council Supporting Documents" dated November 8th and 10th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

3. Overview of the Upcoming Regular November 10, 2021 Meeting Agenda Items Scheduled to be Presented, (Wyatt)

Consent Items 1-6 - Minutes to be approved.

Consent Item 7 - Approval of Budget Amendment – Purchase of Radar Trailer

Manager Wyatt commented that the proposed Budget Amendment is a housekeeping item. The radar trailer was approved in the budget.

Consent Item 8 - Annexation Request AX-21-09, 6.386 acres located at 134 Honeycutt Road

Manager Wyatt stated that the property owner wants to eventually build 6 houses on the property. The town would provide water service, but no wastewater service. This item will set the Public Hearing date for annexation as December 9, 2021.

Item 9 - Formal Recognition of the new Police Chief

Item 10 - Proclamation Proclaiming November as “National Diabetes Month”

Item 11 - Recognition of CATS Annual Domestic Violence Program

Recognition of the program, school (staff and students), and program coordinator Kerry Baker, CATS SRO.

Item 13 - Annexation Request AX-21-06; and Item 14 - Rezoning Request CZ-RM-21-06; Project: Wagner Street Townhomes

Town Manager Wyatt stated there is a slight chance that these items may be pulled from the agenda at the last minute due to some changes to the survey. The original project as presented to the Planning and Zoning Board proposed 72 units. Because of the survey they have decreased to 60 units. To meet the medium density requirement, staff suggested that the developer decrease to 59 units.

Item 15 - Annexation Request AX-21-08; and Item 16 - Rezoning Request CZ-RM-21-05; Project: Rocky Creek

Town Manager Wyatt stated that staff will ask Council to adjust their Thursday’s agenda deferring these two items to their December meeting. He explained that the Planning and Zoning Board was unable to hear the request at their October meeting therefore Council cannot take action on the items.

Item 17 - Acceptance of Lots 11 & 12 located on Watering Trough Road donated to the Town

Town Manager Wyatt suggested accepting the two lots which are located north of Moose Club Road.

Item 18 – ABC Board Reappointment of Layton Getsinger for an additional 3 year term.

Application for re-appointment has been submitted.

Councilmember Sally Williams asked about the absence of the Statesville, Troutman, and CHA Wastewater Agreement that was pulled from October's Consent Agenda and was to be added to this month's agenda for consideration. Town Manager Wyatt stated that a meeting in reference to the agreement was held. The Town made a proposal via Town Attorney but no response has been received, therefore the Town cannot proceed. Town Attorney Thomas stated that the proposal goes before the county commissioners in mid-November and again in December following any needed provisions to the agreement before presenting it to Council for consideration.

****4. Discussion of Decriminalization of Town Ordinances**

Town Attorney Gary Thomas stated that legislature has passed a bill requiring that Town's and Cities decriminalize certain ordinances. Attorney Thomas provided a list of the type ordinances that have to be decriminalized along with a list of all the Troutman ordinances that have criminal offences pursuant to the new statute. He stated that anything that has to do with planning will have to be decriminalized unless it regards an unsafe building. Mayor Young asked for a timeline. Attorney Thomas stated that legislation has suggested that action be taken by December, but Attorney Thomas recommended January due to the heavy agenda perceived in December. Town Manager Wyatt requested that Attorney Thomas and Chief Watson review the town's noise ordinance.

(Copied in full, Decriminalization Memo is filed on CD titled: "Town Council Supporting Documents" dated November 8th and 10th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

III. HOLD CLOSED SESSION PURSUANT TO NCGS 143-318.11(a)(4) TO DISCUSS ECONOMIC DEVELOPMENT AND PURSUANT TO NCGS 143-318.11(a)(5) TO DISCUSS CONTRACT OPTIONS OF REAL ESTATE

Mayor Young called for a Closed Session pursuant to North Carolina General Statutes (NCGS) 143-318.11(a)(4) to discuss economic development and pursuant to NCGS 143-318.11(a)(5) to discuss contract options of real estate

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, IEDC Director of Business Recruitment joined the Closed Session.

*Upon motion by Councilmember Sally Williams, seconded by Councilmember George Harris, and unanimously carried, approved to hold a Closed Session pursuant to NCGS 143-318.11(a)(4) to discuss economic development and pursuant to NCGS 143-318.11(a)(5) to discuss contract options of real estate.

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

Action taken as a result of the Closed Session: None

OTHER:

- Add to Wednesday's Consent Agenda, Budget Amendment of \$18,000 for a new roof the downtown (Wagner Street) building.
- Town Manager Wyatt informed Council of a code enforcement issue with Costos Properties LLC (Dollar Tree) in regards to parking lot issues. The Town's Code Enforcement Officer sent notices and civil citation totaling \$5,100 were incurred since June. On August 16th a representative from the company provided the Town with documentation showing that they had been in contact with a contractor for several months making arrangements to get the parking lot resealed, painted and properly marked but had failed to notify the Town of their efforts. In advising that the parking lot was inspected and is now in compliance, the Code Enforcement Officer has requested that the fines to be waived due to sufficient evidence to prove they took the notice serious and took action to rectify. Manager Wyatt stated that due to the amount of the fine, he felt it was appropriate to make Council aware that he is comfortable in waiving the fine. Council was in agreement.

III. ADJOURNMENT

*Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved to adjourn the Agenda Briefing of November 08, 2021. Time of adjournment: 6:38 p.m.

Teross W. Young, Jr., Mayor

Kimberly H. Davis, Town Clerk

(*) Motion(s)

(**) Addition(s)