

MINUTE BOOK XXXII PAGES 154-168
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
November 09, 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, November 09, 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; Jessica Davidson; 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 ()**

**Add under III. as Item 11. Presentation of State Funding by Senator Vickie Sawyer, Representative Jeff McNeely, and Representative Grey Mills

**Add under IV. as Item 19. Consider an Infrastructure Reimbursement Agreement Between the Town of Troutman, and BBC Wakefield, LLC

Upon motion by Councilmember Eddie Nau, seconded by Councilmember George Harris, and unanimously carried, approved to adopt the November 09, 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 October 09, 2023
2. Approval of Closed Session Minutes of October 09, 2023
3. Approval of Regular Meeting Minutes of October 12, 2023
4. Approval of Closed Session Minutes of October 12, 2023
5. Approval of DRB-23-07 Smith Village Amenity Center Façade Review – Property located in the Smith Village Development on the south side of Hwy 21 at Crosstie Lane
6. Approval of DRB 23-09 Food Lion Review of amended elevations to include awning, increased glass on front exterior elevation, and rooftop screening – Property located 155 Crosstie/Highway 21 intersection

7. Approval of DRB 23-10 Troutman Storage Façade Review – Property located on the southwest corner of S. Main Street and Barkdale Road
8. Approval to Amend the Town of Troutman Schedule of Fees
9. Annexation Request AX-23-11 (Non-Contiguous), Applicant: Sondra Tilton for Sunbeam Property, LLC, 38.8 (+/-) acres; PIN(s) 4741-50-5002, 140 Royal Oaks Drive
 - a. Adoption of Resolution 35-23 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 36-23 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 December 14, 2023**)
10. Annexation Request AX-23-12 (Contiguous), Applicant: Martin Ray Holdings, LLC, 1.19 (+/-) total acres; PIN 4741-32-7938 located at Maple Street, .44 acres; and PIN 4741-32-7896, located at 681 S. Eastway Drive, .75 acres
 - a. Adoption of Resolution 37-23 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 38-23 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 December 14, 2023**)

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

(Copied in full, Res. 35-23 is filed in Resolution Book IV, Page 79)

(Copied in full, Res. 36-23 is filed in Resolution Book IV, Page 80)

(Copied in full, Res. 37-23 is filed in Resolution Book IV, Page 81)

(Copied in full, Res. 38-23 is filed in Resolution Book IV, Page 82)

(Copied in full, Resolutions 35-23 thru 38-23 and Certificate of Sufficiency are attached to these minutes and are filed on CD Titled: “Town Council Supporting Documents” dated November 06th, and 09th, 2023 in CD Book #1 Titled: “Town Council Supporting Documents” along with DRB Façade/Elevation Documentation, and other supporting documentation)

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

11. ****Presentation of State Funding to the Town of Troutman by Senator Vickie Sawyer, Representative Jeff McNeely, and Representative Grey Mills**

North Carolina House Representative Jeff McNeely addressed Council as spokesman for Senator Sawyer, and Representative Mills stating that Council was told previously that Troutman was going to be a top priority in this year’s state budget, and through different avenues they were able to secure \$14 million for the Town of Troutman. He stated that they will continue to try and help Troutman in every way they can because they realize Troutman is exploding and that there is a great need for a lot of different infrastructure. He thanked the Council for the service they do in the great Town that they have here. Representative Mitchell Setzer was unable to attend due to illness.

Mayor Young expressed appreciation for their support in this last session stating that this is the largest appropriation for the Town in the Town’s history. He also expressed appreciation for the work of the Town Manager who made sure that our friends in Raleigh heard of the needs of our Town.

Town Manager Wyatt thanked Council and specifically Mayor Young, Councilmembers George Harris and Eddie Nau who made numerous trips to Raleigh to visit legislators stating that it was a group effort to get the funds.

12. Recognition of Lou Borek as “Town of Troutman Employee of the Month”, (Ron Wyatt, Town Manager)

Town Manager Wyatt presented Lou Borek as the November “Employee of the Month”. He stated that Mr. Borek's official title is HR Director, but he is also used as an in-house IT person when the employees have issues. In opening the Parks & Rec. Center (to employees only at this time) there were a lot of IT needs, and Mr. Borek stepped up to assist. He also assisted with IT during the moving of offices within Town Hall being proactive in what the employees needed to ensure all IT needs were met. This was not a have-to, but volunteer action in efforts to make sure Town operations run smoother.

Manager Wyatt presented Mr. Borek with his “Employee of the Month” Certificate.

Mayor Young expressed appreciation to Mr. Borek for all the work he does for the Town not just from a Human Resources perspective, but for all the other initiatives he performs for the Town. He stated that it is much appreciated.

(Copied in full, Certificate is filed on CD Titled: “Town Council Supporting Documents” dated November 06th and 09th, 2023 in CD Book #1 Titled: “Town Council Supporting Documents”

13. Proclamation Declaring November 18, 2023 as “Survivor of Suicide Loss Day”, (Mayor Young)

Mayor Young read aloud the joint Proclamation signed by Melissa Neader, Chairman of the Iredell County Board of Commissioners, Miles Atkins, Mayor of the Town of Mooresville, Costi Kutteh, Mayor of the City of Statesville, and himself on November 7, 2023 declaring November 18, 2023 as “Survivor of Suicide Loss Day” in effort to support and raise awareness about suicide prevention and mental health and awareness. He urged all citizens to remember and support Survivors of Loss and to seek help if needed.

(Copied in full, Proclamation is filed in Proclamation Book 1 and on CD Titled: “Town Council Supporting Documents” dated November 06th and 09th, 2023 in CD Book #1 Titled: “Town Council Supporting Documents”)

IV. NEW BUSINESS

14. Rezoning Request RZ-23-07, Applicant Peter & Chunbei Schenone; .53 (+/-) acres; PIN(s) 4731-77-7861; 427 N. Main Street on the west side of N. Main Street from Town of Troutman Office Institution (OI) to Town of Troutman Central Business (CB), (Lynne Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Lynne Hair, Planning Director presented the rezoning request RZ-23-07 by applicants/property owners Peter and Chunbei Schenone to rezone their .53 (+/-) acres from Town of Troutman OI (Office Institutional) to CB (Central Business). She stated this is a traditional rezoning, therefore no site plan is required. In a PowerPoint presentation, Ms. Hair presented a location map, and current zoning map pointing out that surrounding properties are zoned OI, but with some CB (Central Business) in the area as well. The Town's Future Land Use Map was presented showing this property and surrounding properties as Town Center. Ms. Hair stated that the Planning Board reviewed this request last month and unanimously recommended approval as presented. Staff is also recommending approval based on the fact that the Town's Future Land Use Map is located in the Town's Strategic Plan which recommends that this site and its environs be developed as Town Center and that the request to rezone to CB is consistent with this land use definition as well as the land use pattern in the area.

Applicant: No comments were made.

No public comments were made.

Mayor Young Closed the Public Hearing

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

b. Consider Ordinance 35-23 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Town of Troutman Office Institution (OI) to Town of Troutman Central Business (CB)”

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Jerry Oxsher, and unanimously carried, approved Ordinance 35-23 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Town of Troutman Office Institution (OI) to Town of Troutman Central Business (CB)” as presented.

c. Consider Statement of Consistency

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Jerry Oxsher, and unanimously carried, rezoning to Light Industrial 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 and reasonable and in the public interest as it proposes to allow commercial development in areas of Troutman where it is appropriate and encourages small-scale development in the Town Core.

(Copied in full, Ordinance 35-23 is filed in Ordinance Book 10, Page 61)

(Copied in full, Ordinance 35-23 is attached to these minutes and is filed on CD Titled: “Town Council Supporting Documents” dated November 06^h and 09th, 2023 in CD Book #1 titled: “Town Council Supporting Documents” along with the staff report, rezoning application, site map, aerial map, adjoining property owners notification, P&Z Board’s Certification of Action Taken, current zoning map, Future Land Use Map, and Public Hearing Notice)

15. Text Amendment request TA-23-10 – Variances & Special Use Permits - Staff initiated request to amend approval expiration of Variance and Special Use Permits in Section 9 of the Unified Development Ordinance (UDO), (Andrew Ventresca, Planning Associate)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Hair stated that the amendments presented this evening have to do with the Board of Adjustment and since Andrew Ventresca, Associate Planner deals with that Board, she asked that the floor be turned over to Mr. Ventresca to present the 2 text amendments on the agenda.

Mr. Ventresca addressed the Council stating that text amendment TA-23-10 has 2 parts to the amendment; related to General Statute 160D. Staff, the Planning Board, and the Board of Adjustment recommend these amendments. Town Attorney Gary Thomas has reviewed and verified that the amendments are legal.

The 1st text amendment is to UDO Section 9.6.4.A.4 Variance. He explained that the way the current ordinance reads is that a variance will expire 1 year after it is granted if a building permit is not issued. Staff is recommending removing this requirement as a variance is based on a hardship. It is specific and based on Findings of Fact by the Board of Adjustment. He stated that a hardship does not disappear in 1 years’ time if a permit is not approved. Variances are tied to the property, not the property owner.

Mr. Ventresca presented the 2nd part of the amendment which is for Special Use Permits (SUP) in Section 9.7.1C.1. He stated that a SUP also expires within 1 year from the date of issuance if a building permit is not issued. Staff is recommending changing the 1 year to 2 years from the date of issuance. He explained that a SUP is based on a conditional plan. Staff recommends that the request is consistent with the time frame of the approval of a preliminary plat in the UDO and also consistent with most jurisdictions in the area. Furthermore, the SUP is based on a concept plan. Once engineering and site design begins, unknown site conditions tend to be found which can cause a delay on the submittal of construction documents and ultimately the issuance of a building permit. Staff has seen this situation on multiple occasions where the request is forced to go back in front of the Board of Adjustment even though no changes have occurred to the conceptual plan.

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 36-23 Titled: “An Ordinance Amending the Town Of Troutman Unified Development Ordinance”

Upon motion by Councilmember Paul Henkel, seconded by Councilmember Eddie Nau, and unanimously carried, Ordinance 36-23 Titled: “An Ordinance Amending the Town Of Troutman Unified Development Ordinance” was approved.

c. Statement of Consistency

Upon motion by Councilmember Felina Harris, seconded by Councilmember George Harris, and unanimously carried, approved that the Text Amendment is consistent with the 2018 Strategic Plan and the Unified Development Ordinance and reasonable and in the public interest as it is consistent with NCGS 160D.

(Copied in full, Ordinance 36-23 is filed in Ordinance Book 10, Page 62)

(Copied in full, Ordinance 36-23 is attached to these minutes and is filed on CD Titled: “Town Council Supporting Documents” dated November 06^h and 09th, 2023 in CD Book #1 titled: “Town Council Supporting Documents” along with the staff report, P&Z Board’s Certification of Action Taken, and Public Hearing Notice)

16. Text Amendment request TA-23-11 – BOA Decisions and Noticing - Staff initiated request to amend Board of Adjustment decisions and noticing in Section 10 of the UDO to match State Statutes in NCGS 160D, (Andrew Ventresca, Associate Planner)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Associate Planner Ventresca presented the proposed UDO text amendment TA-23-11 is in Section 10.4.3.A.2 (Meetings, Hearings & Procedures) explaining that the Town’s current ordinance states that a notice shall be published once in a newspaper having general circulation in the Town at least 10 business days, but no more than 25 days prior to the evidentiary hearing stating that this is no longer required per General Statutes 160D. Staff is asking that this language be removed. The amendment also includes amending Section 10.4.6.B (Board of Adjustment Decisions) that states a 4/5 vote is required for any decision by the Board of Adjustment which is not consistent with General Statutes. The proposed amendment would require a 4/5 a 4/5 vote for a Variance only, and all other decisions would require a majority vote.

Mayor Young asked in terms of a notice if there is any notice requirement. Mr. Ventresca responded that the Town is required to mail a notice to property owners within 500' of the subject property. A sign is also posted on the subject property.

Mayor Young Closed the Public Hearing

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

c. Approval of Ordinance 37-23 Titled: “*An Ordinance Amending the Town Of Troutman Unified Development Ordinance*”

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, Ordinance 37-23 Titled: “*An Ordinance Amending the Town Of Troutman Unified Development Ordinance*” was approved.

c. Statement of Consistency

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved that the Text Amendment is consistent with the 2018 Strategic Plan and the Unified Development Ordinance and reasonable and in the public interest as it is consistent with NCGS 160D.

(Copied in full, Ordinance 37-23 is filed in Ordinance Book 10, Page 63)

(Copied in full, Ordinance 37-23 is attached to these minutes and is filed on CD Titled: “Town Council Supporting Documents” dated November 06^h and 09th, 2023 in CD Book #1 titled: “Town Council Supporting Documents” along with the staff report, P&Z Board’s Certification of Action Taken, and Public Hearing Notice)

17. Troutman Mobility Plan, (Andrew Ventresca, Associate Planner)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Associate Planner Ventresca presented the Mobility Plan requesting a motion for adoption. He stated that a link was sent to Council via email of the proposed plan several weeks ago for Council’s review. He stated that the presentation will cover the history of the project, intersections, focus areas, and how the plan will affect regional plans and other small plan recommendations. Mr. Ventresca presented a PowerPoint presentation a brief history/background that included a projection of 10,000 people by 2030 with growth being mainly residential. He stated that the Town’s CTP, adopted in 2009 is outdated, and there is currently no funding for ROW and construction for the widening of Main Street. Mr. Ventresca stated that CRTPO offers discretionary funding once a year with a small percentage awarded to planning projects. Troutman was awarded \$120,000 in 2022 (80% of this project was funded with Federal Funds). The planning process started in January 2023. The Bike-Ped plan that was adopted in April will be incorporated into this plan. There were two public input surveys presented during the plan and public input was gathered at the Spring Craft Expo at South Iredell High School. Mr. Ventresca explained the purpose of the plan is for small-scale improvements to major thoroughfares that the Town can initiate that would be realistic and affordable and not rely on NCDOT for funding. The focus is on intersections along the main thoroughfare where there are typically traffic backups and are looking at a couple of realignments. He stated that with plans like this and regional plans, there are great opportunities for grant funding.

Mr. Ventresca stated that there were 17 intersections looked at and 10 were selected for review. The following 3 of the 10 were selected for design and cost estimates.

- US 21/Old Mountain Road/Murdock Road

- US 21/Old Murdock Road
- US 21/Church Street

The 7 other intersections are considered high-level recommendations. He shared that the most expensive project is the intersection of US 21/Old Mountain Rd/Murdock Rd.

The US 21/Old Mountain Rd/Murdock Rd. design was presented showing auxiliary 3 lanes to the intersection along Main Street; realigning Old Mountain and Murdock Roads; adding bicycle /pedestrian crossing upgrades; and improving turn lanes. Mr. Ventresca stated that the Town is submitting this project to CRTPO for this year's discretionary funding. The US 21/Old Murdock design shows adding a left turn lane coming off Old Murdock and moving back the pedestrian crossway for a safer pedestrian crossing. It recommends closing some driveway cuts along Main Street for the US 21/Church Street intersection. The plan proposes to restrict left-hand turn lanes on Church Street going west on US 21 during peak hours. The plan also considers extending Lytton Street to the North and adding a barrier on East Church Street and US 21 during peak hours to restrict all movements toward and from the east diverting traffic to Morgan Street. This plan is something that the town could accomplish due to it being less expensive.

Other Key Intersections that have recommended improvements that include turn lanes, realignments, stop signs, and bicycle and pedestrian improvements are as follows:

- Old Mountain Road/E Monbo Road
- US 21/Talley Road
- US 21/Autumn Leaf Road
- Autumn Leaf Road/Perth Rd
- US 21/Lexus Drive/Garden Center Drive
- US 21/Rumple Street
- US 21/Flower House Loop (southern leg); the plan does not include the northern leg of Flower House Loop because that is a funded DOT project that is to begin construction in 2024.

Mr. Ventresca shared that there are 3 focus areas in Town where growth is rapidly happening that the plan addresses: 1st is the Barium Springs area where there are potential improvements to help traffic flow; 2nd area is Autumn Leaf Road with traffic increasing from new development. He stated that this is where the previously called Southwest Bypass was to go but is no longer feasible due to the Falls Cove subdivision, he explained that they are looking for an alternate route; the 3rd area is Exit 42 which will probably develop as the town's commercial corridor. Improvements are proposed to help alleviate traffic. (Detailed recommendations of each focus area is displayed in the PowerPoint presentation).

Mr. Ventresca presented the State and Regional Plan Recommendations as follows:

STIP and 2055 MTP recommendations...

- Priority Projects
 - US 21/NC 115 from Barium Ln to Cedar Ln (widening) (R-2522)
 - Old Mountain Rd from US 21/NC 115 to Buffalo Shoals Rd (widening) (U-6175)
 - US 21/Old Mountain Rd/Murdock Rd (intersection improvements)
 - US 21/NC 115 from Julian Pl to Cedar Ln (widening) (H090112-A)
 - US 21/NC 115 from Crosstie Ln to Julian Pl (widening)
 - Perth Rd (widening) – work with NCDOT, CRTPO, Iredell County, and Mooresville to determine logical termini
 - Murdock Rd (widening) – work with NCDOT and CRTPO to determine logical termini
 - New Autumn Leaf Rd alignment (replacing Southwest Bypass)
 - Flower House Loop (modernization)
 - Lake Norman State Park Multi-Use Trail Segment A (B141908)
 - Carolina Thread Trail Segment Q4 (B140707)

CRTPO/CTP (bottom line base level recommendations)...

- Remove the Southwest Bypass alignment
- Add the new Autumn Leaf Rd alignment as recommended
- Modify the recommended Pilch Road Extension Alignment
- Change Duck Creek Road from existing to needs improvement
- Change Houston Road from existing to needs improvement
- Remove the recommended I-77/Houston Road interchange
- Add improvements recommended in the Bicycle and Pedestrian Plan

Next Steps

- Add key intersections to next CRTPO/CTP
- Begin conversations to change the functional classification of Autumn Leaf Road and Westmoreland Road; once these roads become state roads, add to CTP as 'needs improvement'

Other Recommendations

- Broader recommendations involving
 - Coordination
 - Relationship to other plans, ordinances, and efforts
 - TIAs – updating TIA process
 - Funding Sources – most being Federal Grants
 - Monitoring and updating

Next Steps

- Recommend Adoption by Council 11/9
- Implement Plan

Mr. Ventresca expressed thanks and appreciation to the consultant with RS&H who put the plan together.

Mayor Young and the Council thanked Mr. Ventresca for all the work in preparing the plan.

• Cass Carbo, resident asked if there is a proposed roadway on a map and someone wants to build a subdivision there, is the line for that roadway on the map going to be set aside for that subdivision to be approved. Mr. Ventresca replied that the intent is for the developer to leave/set aside a right-of-way for the roadway. Mr. Carbo stated that the Town is now doing an excellent job in getting ahead of the curve. Mayor Young thanked Mr. Carbo for his feedback.

Mayor Young Closed the Public Hearing

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

b. Adoption of the Troutman Mobility Plan

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Jerry Oxsher, and unanimously carried, approved Ordinance 39-23 Titled: *"An Ordinance Adopting the Troutman Mobility Plan"* as presented.

(Copied in full, Ordinance 39-23 is filed in Ordinance Book 10, Page 66)

(Copied in full, Ordinance 39-23 is attached to these minutes and is filed on CD Titled: "Town Council Supporting Documents" dated November 06th and 09th, 2023 in CD Book #1 titled: "Town Council Supporting Documents" along with the staff report, public hearing notice, and PowerPoint presentation)

18. Consider Approval of Ordinance 38-23 Titled: “Ordinance Authorizing Infrastructure Development Reimbursement Agreements”

Manager Wyatt stated that Town Attorney Gary Thomas has made changes to update the Towns current ordinance due to changes to the NC General Statutes.

Upon motion by Councilmember Paul Henkel, seconded by Councilmember George Harris, and unanimously carried, approved Ordinance 38-23 Titled: “Ordinance Authorizing Infrastructure Development Reimbursement Agreements” as presented.

(Copied in full, Ordinance 38-23 is filed in Ordinance Book 10, Page 64-65)

(Copied in full, Ordinance 38-23 is attached to these minutes and is filed on CD Titled: “Town Council Supporting Documents” dated November 06h and 09th, 2023 in CD Book #1 titled: “Town Council Supporting Documents”)

19.Consider an Infrastructure Reimbursement Agreement Between the Town of Troutman, and BBC Wakefield, LLC**

Town Manager Wyatt stated that this agreement is an updated version of the document from a previous email to the Council, Town Attorney, and Staff. Town Attorney Thomas updated the document to clean up some minor verbiage along with the requestor’s legal counsel stating that verbiage regarding sewer capacity has now been omitted. In regards to the agreement, Manager Wyatt clarified that the petitioner (BBC Wakefield) would be handling internal infrastructure within the development. The Town’s intent, concerning the reimbursement agreement, is that the Town would like to increase the size of certain infrastructure that is there. Because up-sizing the lines is not necessary for the development, it would be a cost that the Town would have to bear. The estimates are included in Council’s packet but we cannot foresee what the future cost will be; therefore, it does bind the Town to an undetermined number if we agree to upsize those lines. However, the estimated project would be in the \$4 million to \$5 million range at this time. Manager Wyatt stated that the agreement would be in the Town’s best interest due to growth and the infrastructure of the sewer lines recommending Council’s approval with the understanding that the Town attorney and their attorney would need to clean up any finer points of language that they would recommend. Councilmember George Harris asked how the Town would keep control of not going over the \$4 million. Manager Wyatt stated that the Town would get an estimated list of the work as the product is installed, so the Town will know the number as soon as the work is complete. Then as taps fees are done that total is taken from the amount owed to the developer. Attorney Thomas stated that the agreement that was just handed to them, the part regarding availability fees and tap fees is out; it is just cash. He explained that they do the work, provide the Town with an itemized bill, and the Town would pay them up to the amount of \$4 million. They still would have to pay the Town, tap and availability fees.

David Colby addressed the Council on behalf of Prestige Development stating that the original agreement they were looking at was reimbursement through tap fee credit which is allowed under North Carolina General Statutes; there would be no actual outlay of cash. He asked that the agreement be amended to reflect that. He apologized if that got taken out. Mr. Colby provided a brief background of the reimbursement process stating it is for the up fit of the line. Town Manager Wyatt stated regardless of the cost, the Town still need the up fit of the lines. Mayor Young stated that there are a couple of items that Attorney Thomas needs to work through with Mr. Colby’ attorney. Attorney Thomas stated that from a legal standpoint the agreement needs to be in writing before Council approves it. Mr. Colby stated that waiting until next month’s meeting is acceptable. No action was taken.

V. PUBLIC COMMENTS

The public is invited to address the Town Council with comments or concerns. Public comment is limited to three (3) minutes per individual. Speakers are required to sign in at the podium and are required to adhere to Town Policy #51 Titled: "Policy Governing Comments from the Public at Town Meetings"

Chunbei Schenone thanked Council for the rezoning approval of her property located at 427 N. Main Street along with Planning Director Hair and Associate Planner Andrew Ventresca for their assistance. She announced their Grand Opening and Ribbon Cutting next Saturday inviting everyone to attend. Mayor Young asked the Town Clerk to send out an email reminder of the Ribbon Cutting to Council.

VI. ELECTED / OFFICIALS / STAFF REPORTS AND COMMENTS

Elected Reports and Comments

Councilmember George Harris

- Recognized Councilmember Eddie Nau and upcoming Councilmember Nick Jaroszynski for a successful campaign.
- Thanked our Senator and Representative for being here tonight and let him at least leave \$14 million better than when he came on the Council.
- Commenting that he is sad that he is leaving and that he hopes he made a difference since he has been on Council.

Councilmember Felina Harris

- Commented that it was good to see everyone out at the Trails and Treats event.
- Wished everyone a safe and enjoyable Thanksgiving.

Councilmember Eddie Nau

- Wishes all Veterans a happy Veteran's Day on Saturday. Recognized all the Veterans stating that without them, we would not have the freedoms that we have.
- Thanked all the voters who came out to have their voices heard, congratulating Mayor Young for getting re-elected and thanking him for serving our great Town.
- Wished everyone a happy Thanksgiving.
- Thanked the Parks and Recreation Department and the Town's entire Staff for participating in the Trails and Treats making the event very successful.

Councilmember Jerry Oxsher

- Wished everyone a happy Veterans Day, thanking all the Veterans who have served.
- Acknowledged all the Staff regarding their participation in the Town events.
- Acknowledged and thanked the Troutman Police Department for the fantastic work they have been doing recently regarding responses and issues that have come up in our Town and for the long hours they have put in.
- Wished everyone a good start to the holiday season and a good time with all their family and friends.

Councilmember Paul Henkel

- Commented that in light of the \$14 million that the Town will receive, he wants the public to know that it was the result of Mayor, Town Manager, and Councilmembers Eddie Nau and George Harris; each has made a big difference for the Town. It will save a lot of people money in property taxes. He personally expressed thanks to each.

Mayor Young

- Thanked Mr. Harris for his continued service to the Town expressing what a great job he has done. He also expressed appreciation for his support to the Town commenting that he is a caring Council member who has taken time to dig deep into a lot of issues. Mayor Young also expressed appreciation for his time, efforts, and support in the Town receiving the \$14 million, for representing the Town at Charlotte Regional Transportation Planning Organization (CRTPO), and his support to Planning Director Hair and Associate Planner Andrew Ventresca.
- Addressed the recent Town events: Wicked Fast 5K, Halloween Trails and Treats, and the costume exchange stating that these are all great opportunities for the Town to support our citizens and provide a character for our Town. He expressed appreciation to the Staff for taking time out of their personal time for these events. He thanked all Staff for everything they do and hopes that the citizens understand that a lot of the events in Town are put on by our small Staff.
- Thanked all Veterans and active military for their service and for what they have done and continue to do for our country. He requested that if we know a veteran, to please thank them for their service.
- In regards to the Mobility Plan presented by Associate Planner Ventresca, Mayor Young addressed Mr. Cass stating that all Town plans are plans that the Town continues to evaluate and update. We have a great staff like Ms. Hair and Mr. Ventresca who work on transportation. They just do not sit around to let it happen; it takes partnerships with Statesville, Mooresville, the State, and to a great extent the Federal Government so he would like people to understand how complex and difficult this process can be, and that we are not just waiting for something to happen. There has been a lot of conversation these past weeks while on the campaign about transportation. Mayor Young expressed appreciation to Staff for what they do.

Staff Reports and Comments:

Austin Waugh, Public Works Director

- Reported the installation of a new submersible pump and rebuilt a centrifugal pump at the Streamwood pump station as well as installing and rebuilding the submersible pump at the Technology Drive pump station.
- Began the process of reducing excess wiring and cleaning up the control panels at Technology Drive, Mill Village, Rimmer Farm, and Iredell Avenue pump stations.
- Began the process of applying for a grant for erosion issues at several right-of-ways.
- Repaired water leaks on Patterson Street, Candice Lane, and Georgie Street.
- Installed several irrigation taps for existing homes and water and sewer taps for new builds.
- Installed the new crosswalk flashing beacons on Wagner Street, Eastway Drive, and Old Mountain Road.
- Installed several "No Outlet" signs in the Sutters Mill subdivision.
- Repaired a sinkhole next to a storm drain on Autumn Frost.
- Serviced various town vehicles from oil changes to installing bump stops on a utility truck to help when hauling heavy equipment.
- Graded and repaired crossings on Technology Drive ROW, repaired several bollards on the greenway, and trimmed the juniper on the greenway.
- Aerated and sowed the greenway from Rumble Street towards Barium.
- Installed 109 new meters, and performed countless 811 locates, and inspections.

Councilmember Felina Harris thanked Mr. Waugh for the installation of the flashing crossing signs and thanked the Town for installing the speed humps.

Justin Mundy, Finance Director

- Commented that hopefully next month we will have the Audit presentation; the auditing firm is still working on lining up the Town's financials. The Staff has submitted everything to them for the audit report. He explained

that there is a shortage of firms that are doing audits for governmental entities and when you have a good firm that does a lot they have to take it in stages, so that is the reason for the delay.

- Staff is in the beginning stages of getting our new Financial Software. A call is scheduled for next week.
- The new meter reading software, he believes, is going live next week. Kimberly Sager is working with Public Works employees on that process which will help streamline and make the process more efficient in their monthly readings.
- Submitted OPED Report today and the Powell Bill Report is due December 1st.
- Wished Jessica Davidson a happy early birthday tomorrow.

Emily Watson, Parks and Recreation Director

- Reported that the Parks & Rec. Department is busy getting settled in their new facility. Ms. Watson stated that they are grateful for the space and room to store supplies and equipment.
- Hosted a Car Seat Safety Check with Iredell County on Tuesday. Great turnout.
- 3rd Grade field trip to Town Hall was today. It was a success and a lot of fun to hear their questions and feedback. It is good that the town has kept that tradition alive over the years.
- Thanked all staff for their help and support with Trails and Treats and other events that have been held, stating that it does take all of us. Ms. Watson commented that she believes that this year's Trails and Treats was the biggest one yet. She thanked the Council for their support as well.
- Upcoming Programs:
 - Christmas Tree Lighting on the 30th of November at 6 pm. Troutman Elementary, South Iredell High School, and the Charter School will be performing and Santa will be present. The Rotary Club of Troutman is going to provide the snacks.
 - Jingle Run 5K will be held on the 10th of December at 3 pm here at Town Hall.
 - Christmas Parade will be held on Saturday, December 2nd at 11 am. The parade route is the same as always on Eastway Drive. Toys are being collected for the Toys for Tots through the Marine Core program. Donations bins are here at Town Hall.
 - Hosting a Lacrosse Camp in partnership with the Impact Football Club on November 18th in the Park. Information regarding the camp is on the Parks and Rec. Facebook page.
 - Going live with some new software in the coming weeks.
 - Working with Dick's Sporting Goods on a grant. The funds have been received and all new soccer goals have been purchased, as well as bleachers for the ballfields and bat racks in the dugouts.
 - Thanked Councilman Harris for his service and support of recreation commenting that she has enjoyed serving with him.

Councilmember Felina Harris asked how the costume exchange went. Ms. Watson responded that everything was gone within an hour. Manager Wyatt stated that the program was in partnership with the Troutman Rotary Club. He shared experiences of some of the people who came in to get costumes. Ms. Watson shared that because of the Halloween Exchange, it led to some Mom's groups reaching out to present the idea of a Toy Exchange (similar concept as the Halloween Exchange) at Town Hall so Christmas would not be so expensive for families that could not afford it. Details are being worked out for the exchange.

Councilmember Eddie Nau inquired about the Food Drive with the Rotary Club that was held at Trails and Treats. Ms. Watson stated that over 750 lbs. of food was collected.

Lynne Hair, Planning Director

- New Development
 - The Dollar General at Exit 42 is open.
 - The new Food Lion is moving forward and thinks dirt will be moving soon.
 - Met several times with the Wakefield Village group. They have seen plans for the retirement village and they have also talked with the group who are looking to do the apartments as well as the single-family on the east side. She expects to see something starting to happen there soon. An official submittal has been received on

the apartments. They have also been working with them a lot on their trail system working out details before development begins; Prestige will be responsible for building the trails.

- Thanked Mr. Ventresca for all his hard work on the Mobility Plan. She stated that she feels very fortunate to work with someone with expertise in transportation, and the Town is very fortunate to have that expertise. She advised that Mr. Ventresca has a meeting this afternoon with the Project Oversight Committee (POC) working toward securing some grant funding for the Murdock Road/Hwy 21/Old Mountain Road intersection.
- Stated that she had the privilege to meet with Iredell County on Aging at their meeting at 1st Baptist Church to speak about development. She was asked to attend and speak annually.
- Thanked the Mayor for taking the time to come out and welcome the kids at the 3rd Grade Field Trip this morning. It was really nice weather; normally the visit is held in the Spring.

Councilmember Jerry Oxsher inquired about retail plans for the Wakefield Development. Ms. Hair replied that she has not seen any plans for retail yet. Manager Wyatt stated that he has seen some concepts, but nothing is ready to come forward. Councilmember Oxsher also asked about the piece of property for a Town amenity that is located near the pond. Manager Wyatt stated that it is still the intent.

Josh Watson, Police Chief

- Reported that there were 416 calls for service in October which were up 41% from this same period in 2022.
- Address the incident that happened last Thursday publically thanking Sgt. Jones, Lt. Payne, Sgt. Stikeleather, Officer Morales, and the SBI Agents and crime scene techs for working long hours.
- Thanked Councilmember George Harris for his support for the Police Department during his time on the Town Council and stated that he has enjoyed working with him.
- Stated that the department currently has 3 recruits in Basic Law Enforcement (BLT) and he anticipates that all 3 will graduate with a 100% graduation rate. Chief Watson explained in detail the Town's recruitment program.
- Addressed town citizens and community stating that when they have issues or they have something they need to report the department wants to hear about those things, but as calls increase and issues are reported, the calls have to be prioritized and answered as such.

Councilmember Eddie Nau commented that he has had some citizens expressing safety issues. He stated that he explained to them that the Town is continuing to look at crosswalks, speed control with speed bumps, and calming devices stating that it will take some time but the Town is looking at other areas to improve. Chief Watson spoke to areas where the officers were doing radar stating that police enforcement was not seeming to put a dent in the speeding issues. Hopefully, the speed humps and calming devices will help.

Ron Wyatt, Town Manager

- Commented that several other areas have been identified for speed-calming devices stating that it is not a simple process explaining that it is a process of collecting a lot of data and coordination through multiple town departments. He also explained that the Town has to comply with ADA requirements and make sure there are no drainage issues that need to be addressed, etc.
- Advised that the Town has received a bill for sanitation stating that there is a dramatic increase. Finance Director Justin Mundy is speaking with the company to confirm the way they have billed stating that they have not honored how they said they would make the Town aware. He voiced that he is disappointed in communications where one thing is said and not followed through with. Manager Wyatt clarified that the rate increase has nothing to do with the Town; it has to do with the vendor that the Town is using and their business practices. He stated that the Town has been and will continue interviewing other companies and will hold bids soon. Manager Wyatt addressed recycling stating that most citizens are not recycling properly which will also have an impact on the fees going forward.
- Commented on the 3rd-grade field trip stating that it is a vital thing that we do for the community and was a great experience for them and for staff.
- Thanked Councilmember Eddie Nau for joining him in meeting with Mayor-Elect Chris Carney in Mooresville stating that he already has some ideas for connecting our 2 Boards. Mayor Young has also met with Mayor-Elect Carney. Manager Wyatt commented that he looks forward to the Council and their Commissioners being

able to partner in doing things in the future. He stated they are hoping to have a meeting together to discuss issues and future partnerships.

- Reminded Council that Town Hall is closed tomorrow for Veterans Day announcing that it is also the Marine Corps Birthday. He stated that he attended the Veteran's Day Celebration this morning at West Iredell High School and that this is the 39th year that West Iredell has recognized Veterans and active military with a ceremony. The youngest in active military that attended were 17 and 18 years old and the oldest Veteran was a man that will soon turn 101 years old. Manager Wyatt presented the best 3 out of 50 + posters that the ROTC candidates drew in recognition of all Veterans.
- Addressed Councilmember Henkel's comments regarding the funds that the Town has received stating that in soon to be 3 years that he has been with the Town, we are a little over \$20 million that we have been successful in receiving. He thanked those who helped make sure that our legislators were aware of the Town's needs commenting that although we are thankful for those funds received, the Town still has a lot more needs.
- Thanked Andrew Ventresca, Associate Planner for all his work on the Town's Mobility Plan; not just for vehicles but for also our pedestrian and bicycle plans. He stated that the Town is in the driver's seat for being progressive and getting in front of traffic/infrastructure issues. There have been plenty of community meetings where input was requested but most were poorly attended. Manager Wyatt thanked Mr. Ventresca and Planning Director Hair stating that plans only get better with professionals doing them.
- Informed that he and Parks and Rec. Director Emily Watson attended the Rotary Club meeting this week providing a general overview of downtown ideas and goals. He explained that the downtown properties were purchased for revenue and thanked the Council for having the vision to follow through with the plans.
- Stated that the Passport Office is doing very well bringing in just a little under \$30,000 in revenue since opening; the Parks & Rec. Center is nearing completion but is not open to the public yet, but it will be a permanent fixture to the Town. The Planning Department is currently in the house across from Town Hall that is slated to be torn down when the new Town Hall is built.

VII. 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 Eddie Nau, seconded by Councilmember Felina Harris, 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 Felina Harris, and unanimously carried, approved to reconvene open session.

Action taken as a result of the Closed Session: None


A discussion was held per the Town's sewer agreement with the City of Statesville with

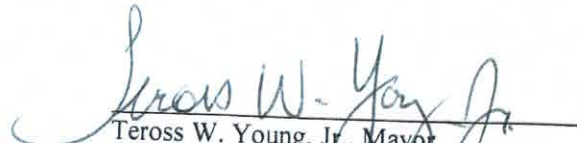
Town Manager Wyatt updated the Council regarding the a proposed sewer agreement with the City of Statesville stating that the current sewer capacity used by the Town is a little over 400,000 gallons a day and the Town is only sending a little over 150,000 gallons per day to Statesville and that Statesville owes the Town some 20,000 gallons for free. The old contract only allowed the Town to go up to 725,000 gallons which is 300,000 gallons more than the Town is currently using. Manager Wyatt stated that he was advised to ask for more capacity than the Town actually needs which is only an additional 300,000 gallons per day. He offered to craft a letter requesting 500,000 additional gallons per day of capacity from Statesville sending a draft of the letter to Council. Mayor Young asked that Manager Wyatt send the letter to him before going out to Council.

Upon motion by Councilmember Paul Henkel, seconded by Councilmember Jerry Oxsher, and unanimously carried, authorized Town Manager Wyatt to submit a letter to the City of Statesville requesting 500,000 additional gallons of sewer capacity per day to be received incrementally at 25,000 gallons.

VIII. ADJOURNMENT

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved to adjourn the November 09, 2023 Town Council meeting at 9:34 p.m.


Kimberly H. Davis, Town Clerk


Teross W. Young, Jr., Mayor



(**) Adjustments to the Agenda