

Iredell County Appraisals

The reappraisal process is a highly prescribed process that is required by law and regulated through the North Carolina Department of Revenue. Iredell County is required to perform a reappraisal every eight years; However, it is recommended that we perform it every four years, which is Iredell County's practice. This new value should accurately reflect your home's current fair market value as of January 1, 2023. This value is being compared to four years ago as opposed to last year. With that said, real estate's value has grown exponentially over the past four years. The below chart depicts the steady increase in the **median sales prices** of residential homes in Iredell County from the first quarter of 2019 through the fourth quarter of 2022, which is a 60% increase.

Median Sales Prices of Residential homes in Iredell County per Multiple Listing Service Data			
2019 1st Quarter-\$245,000	2020 1st Quarter-\$275,617	2021 1st Quarter-\$314,854	2022 1st Quarter-\$369,833
2019 2nd Quarter-\$269,500	2020 2nd Quarter-\$293,988	2021 2nd Quarter-\$338,929	2022 2nd Quarter-\$396,833
2019 3rd Quarter-\$272,800	2020 3rd Quarter-\$308,805	2021 3rd Quarter-\$352,107	2022 3rd Quarter-\$383,510
2019 4th Quarter-\$280,232	2020 4th Quarter-\$306,740	2021 4th Quarter-\$365,037	2022 4th Quarter-\$392,833

As Town of Troutman residents, the Council and many staff also pay taxes based upon re-evaluation. We have and will continue to look for ways to offer citizen services and amenities at the lowest tax rate possible. We have projects in our future, such as a new Town Hall, the current Town Hall remodeled to be the police department, new amenities in our current park, new pocket parks, repaving of subpar streets, and of course, continuing to keep our infrastructure updated (to not lose fresh water coming in or allow rainwater to access our sewer system going out - which costs us to process as if it were sewage). These items are costly, and we have been saving to accomplish them. It would not make sound economic sense to reduce taxes because of accurate appraisals to turn around in a couple of years and raise taxes higher than the current rate to pay the new loans required for the before-mentioned items. I promise you we will talk about items publicly as the Town Council and staff do every year. If it makes sense to make a tax adjustment lower, we will be happy to do so. As stated previously, we pay the same rate as you. Thank You.

Utilities Department: Let's Stay in Touch!

It's always a good idea to update or view your current contact information with the Town of Troutman. Having the most current information will allow us to notify our customers of important Town information by text, email, or automated phone call. You may update your contact information online at <https://troutmannnc.bbcportal.com/>

Troutman Water Utilities offers several convenient payment options for Customers.

Payments for utility services are payable at Town Hall located at 400 North Eastway Drive Troutman, NC 28166. Payment can be **made in person** or **at the drive-thru window** Monday – Friday 8 a.m. -5 p.m. with cash, check, credit card or debit card as payment. You may also pay by **mail** by sending payment to the **Town of Troutman PO BOX 26, Troutman NC, 28166**, by **phone** with a credit card by accessing our **Payment Center** at **704-946-5612**, or **electronically** via the Town's web site www.troutmannnc.gov by clicking pay online. You can sign up to receive an email notification that your monthly statement is available, view your monthly statement prior to receiving a paper copy in the mail, and check your water and meter usage history at no additional cost. In addition, the Town offers a **24/7 payment drop box** located by the drive-up window at Town Hall. We also have an **Auto Draft** option for payment that is drafted from your checking account on the 10th of each month. No third-party checks are accepted. Checks are to be payable to: Town of Troutman. Payments by phone and online will include a \$3 service fee.

Town of Troutman Governing Body

Mayor:

Teross W. Young, Jr.

Councilmembers:

- W. Paul Henkel- *Mayor Pro Tem*
- Felina L. Harris
- Edward R. Nau
- George W. Harris
- Jerry R. Oxsher



Troutman is governed by a Mayor and a five member Town Council. All elected positions are non-partisan. The Town Council has regularly scheduled meetings on the second Thursday of each month at Town Hall. All meetings are open to the public.

Town Schedules

March 2023

3/1: Blue Recycling Day (if your trash is picked up Mon/Wed/Thurs. except Parkwood, Falls Park, Twinn Coves, & Falls Cove at Lake Norman)

3/2: DRB Meeting: 3:30-4:30 pm

3/4: Pickleball Program Starts: 9:00 am & 10:00 am
* Program Runs Through May 6 *

3/6: Agenda Briefing: 4-6 pm

3/5 & 3/7: Limb Collection

3/7: Green Recycling Day (if your trash is picked up on Tuesday)

3/8: Green Recycling Day for Parkwood, Falls Park, Twinn Coves, Falls Cove LN

3/9: Town Board Meeting: 7-10 pm

3/12: Sprint into Spring 5K/10K: 3 pm

3/14: Blue Recycling Day (if your trash is picked up on Tuesday; Weathers Creek & Sanders Ridge)

3/15: Blue Recycling Day for Parkwood, Falls Park, Twinn Coves, Falls Cove at Lake Norman

3/16: Board of Adjustment: 3-5 pm

3/20: Parks & Rec. Committee: 3:30-4:30 pm

3/21: Green Recycling Day (if your trash is picked up on Tuesday)

3/22: Green Recycling Day for Parkwood, Falls Park, Twinn Coves, and Falls Cove at Lake Norman

3/27: Planning & Zoning Board: 7-9 pm

3/28: Blue Recycling Day (if your trash is picked up on Tuesday; Weathers Creek, Sanders Ridge)

3/29: Blue Recycling Day (if your trash is picked up Mon/Wed/Thurs. except Parkwood, Falls Park, Twinn Coves, & Falls Cove at Lake Norman)

No Leaf Collection This Month! Leaf Collection Will Start Back in October 2023.



Volume 12—Issue 3 The Whistle Stop Monthly Newsletter March 2023

Council Briefs—A Summary of Significant Council Actions

- ◆ Approve Ordinance 03-23 Titled: “American Rescue Plan Act of 2021: Coronavirus State and Local Fiscal Recovery Funds”
- ◆ Approved Ordinance 04-23 Titled: “Ordinance Amending the Town of Troutman Code of Ordinances Chapter 10-Environment, Article II-Noise, Division 1-Generally and Division 2-Amplified Sound-Adding Language That Provides for the Ability to Regulate and Measure Noise Disturbances”
- ◆ Approved Annexation Request AX-22-08 and Conditional Rezoning Request CZ-RM-22-09 for Shinn Farms; 276.26 (+/-) acres; located on Weathers Creek Road and Houston Road.
- ◆ Recognition of Iredell County Cheer Classic Champions - Troutman Middle School “Bobcats” Cheerleading Team
- ◆ Recognition of Mark Jewett as “Town of Troutman Employee of the Month”

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Citizen & Organization of the Year Awards

Nomination forms are available at Town Hall – 400 N. Eastway Dr. and on our website www.troutmannnc.gov under Forms and Documents. Deadline for nominations for Citizen or Organization of the Year is March 31,2023 at 5:00 pm.

“From the Duck Blind...” Manager’s Memo

Spring is coming! Yes, the official spring season starts Monday, March 20th. We had one of those years where our winter has been unusually mild. Please be careful as you start enjoying the spring season. Staff have been sprucing up various areas of Town for an early spring cleaning. We look forward to the increased use of our Greenways and Parks. A reminder also of “National Plant a Flower Day” on March 12th. A great time to plant beautiful flowers to enjoy seasonally or longer. The dreaded time change also arrives— **spring** forward our clocks on March 12th at 2:00 am. We lose one hour of precious sleep. I hope the new beginnings of spring help us all have brighter days ahead in health and peace. Our monthly quote ~ “Don’t wait for someone to bring you flowers. Plant your own garden and decorate your soul” ~ Luther Burbank



Contact Us:

Troutman Town Hall
400 North Eastway Dr.
Troutman, NC 28166
(704) 528-7600
info@troutmannnc.gov
Visit us on the web:
www.troutmannnc.gov



Town of Troutman: Local Activities



**American Legion Post 401
Spring Craft Fair**
Saturday, April 29, 2023
10:00am - 4:00pm
304 S. Main St. Troutman, NC
 Rain Date - Saturday, May 13, 2023

For vendor information:
 Lee McDaniel - 980-434-8763
 Monica Randolph - 704-929-4554

Troutman Garden Club

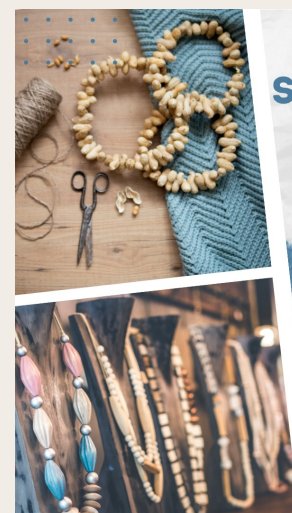
With Spring approaching and the beauty of flowers bloom, you may want to consider joining the Troutman Garden Club. The club meets every 3rd Wednesday of the month at 10am. You don't need to be a master gardener, just someone who appreciates the beauty of flowers.

If you are interested, please email us at troutmangardenclub1950@gmail.com



Parks and Recreation Department: Upcoming Events

- 2023 Troutman Parks & Rec Spring Pickleball Program: March 4 - May 6, 2023**
Saturday Mornings at 9am & 10am, Troutman Town Hall.
 - Calling all adult beginners and intermediates! Bring your paddle, water bottle, athletic attire, and sun protection and get ready for some pickleball!
 - Registration is \$100 and covers all 9 weeks
 - Register online using the QR code or for more info please contact Parks and Recreation Director Emily Watson at 704-528-7600 or email info@tennisbloc.com
- Spring Craft Expo: Saturday, April 1, 2023 – 9am - 3pm, South Iredell High School.**
 - Plan to come shop local crafts, jewelry, housewares, art and baked goods.
 - Be sure to check the News section from the Town's website for the Craft Show's Rules and Guidelines
 - For more information or questions contact Emily Watson at 704-528-7600 or ewatson@troutmannnc.gov
- Earth Day in Troutman: Saturday, April 22, 2023 – 9am - 12pm, Troutman Town Hall.**
 - You are invited to join in a community effort to make our neck of the woods a little cleaner and healthier.
 - Contact Emily Watson at 704-528-7600 or ewatson@troutmannnc.gov if you or your group are interested in participating in this event.



Local Library

Here are some events and programs happening this month at our local Troutman branch library.

Children & Families:

Fridays, 11am-11:30am

- **Preschool Storytime**

Tuesdays, 11am-11:30am

- **Toddler Storytime**

March 7, 3pm-4pm

- **Discovery Club: Robots**

March 9, 4:30pm-5:30pm

- **Family Day: Escape Room**

March 14, 3pm-4pm

- **Discovery Club: Snap Circuits**

March 21, 3pm-4pm

- **Discovery Club: Lego Challenges**

March 28, 3pm-4pm

- **Discovery Club: Microscope Exploration**

Teen Programs:

March 16, 4pm-5pm

- **Paint Pouring**

Adult Programs:

March 8, 2pm-3pm

- **Book Club**

March 22, 2pm-3pm

- **Adult Coloring**

March 25, 10am-12pm

- **Adult Pinterest: Decorated Bird Houses**

Contact Us:

**J. Hoyt Hayes
Memorial Library**

**215 West Church Street
Troutman, NC 28166
704-528-2682**

www.iredell.lib.nc.us

Planning Dept: Development Decisions

Have you ever wondered how developments are approved in the Town of Troutman? Well, before the shovels hit the ground, rezoning development proposals must go through the following review and decision-making process:

Application and TRC Review: When a developer has identified property, they are interested in developing, it is typical that a change in zoning is required. To start the process, an application for conditional zoning (CZ) is submitted to the Troutman Planning Department. An application requirement is that a concept plan showing how the applicant intends to develop the property must be submitted. The concept plan is reviewed by the Towns Technical Review Committee (TRC) which is made up of town and county planning staff, the town engineer, the fire marshal's office, NCDOT, and Iredell Statesville Schools. These agencies review the proposed plan and provide comments that will be used in making a decision on the requested rezoning.

Community Meeting: With all conditional zoning applications, a Community Meeting is required. This is a meeting hosted by the applicant, and is typically held at Town Hall. Community members are invited to hear the developer's proposal, view their plan, and ask questions. The applicant is required to provide a community meeting report outlining the questions asked and concerns raised at the meeting. A copy of this report is provided to the Planning Board and Town Council and is used to make a decision on the requested rezoning.

Planning Board Meeting: The Planning Board is an appointed board charged with reviewing development proposals and making recommendations on development proposals that are forwarded onto Town Council. The Planning Board is provided the applicant's concept plan, and all other required materials, as well as a staff report outlining the proposal and how it fits with adopted town plans including our Land Use Plan, Pedestrian Plan and Transportation Plans. During this meeting, the staff and applicant make presentation, the public is invited to speak, and the Board asks questions of the developer and staff prior to making their recommendation.

Town Council Public Hearing: Town Council has been elected by the Town to represent its citizens in making many decisions, including rezonings that effect the development pattern of the Town. The Council uses information forwarded by staff as well as residents and other local agencies to make decisions that are in the best interest of the entire Town.

Permitting Review: After the Town Council has agreed to approve a request for rezoning the permitting review process begins. This involves ensuring that all applicable Town, County and State requirements are adhered too. Once all plans have been reviewed and approved then permits are issued allowing development to begin.

Town of Troutman: Employee of the Month

We would like to recognize Mark Jewett as our January 2023 employee of the month for the Town of Troutman. Mark is our Public Works Pump Station Technician. As one of the newest members of the Public Works team; Mark joined us in February of 2022. Over the past year, Mark has far exceeded all expectations put into place within his role. He has been assigned some of the most demanding projects, only to complete each one efficiently and with unmatched enthusiasm. Mark's love and devotion for his job and teammates, drive for his work, attention to detail and goals he strives to achieve on and off the clock are all skills and character traits that cannot be taught. Congratulations, Mark! Keep up the excellent work!

