

**MINUTE BOOK XXV, PAGES 82-88  
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES  
JULY 14, 2016**

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, July 14, 2016 at 7:00 p.m. with the Mayor Ronald N. Wyatt presiding.

Council Members Present: Teross W. Young, Sally P. Williams, Judy Jablonski, James K. Troutman

Council Members Absent: W. Paul Henkel

Staff Present: David Treme, Interim Manager; Kimberly H. Davis, Town Clerk; Steven H. Shealy, Finance Director; Erika G. Martin, Planning Director; Adam K. Lippard, Public Works Manager; Matthew A. Selves, Police Chief; Justin Longino, Parks and Rec. Coordinator; Gary W. Thomas, Town Attorney

Press Present: Debbie Page, SVL Free News  
Nina Mastandrea, Statesville Record and Landmark

**MAYOR RONALD N. WYATT CALLED THE MEETING TO ORDER**

**ITEM 1. MAYOR WYATT WELCOMED VISITORS AND GUESTS**

**ITEM 2. INVOCATION** – Delivered by Mr. Jasper Farmer of Troutman

**ITEM 3. PLEDGE OF ALLEGIANCE** – Led by Mr. John Larew

**ITEM 4. ADJUSTMENTS TO THE AGENDA**

None

**ITEM 5. APPROVAL OF AGENDA**

Upon motion by Council member Jablonski, seconded by Council member Williams, and unanimously carried, agenda for the regular meeting of July 14, 2016 was approved as presented.

**STANDING REPORTS**

**ITEM 6. TROUTMAN ESC PARK, (John Larew, Parks and Recreation Committee Chairman)**

Parks and Recreation Committee Chair John Larew, presented the following monthly report:

- Roof is on the pavilion. Construction is progressing rapidly.
- Farmers Market is going well. There is a wide selection of produce to choose from.
- Bojangles share night is held two Wednesdays a month. There was a profit of \$180 in the month of June.
- Party in the Park, held on Friday, July 8<sup>th</sup> was a success. Thanks was expressed to all volunteers.

**ITEM 7. J. HOYT HAYES MEMORIAL TROUTMAN LIBRARY, (Rebecca Lopez, Troutman Branch Manager)**

Ms. Rebecca Lopez, Manager of the J. Hoyt Hayes Memorial Troutman Library presented the following report:

- To date, the Library's Summer Reading Program 2016 has the following registrations: Kids-239; Teens-44; and Adults-94 making a grand total of 377.
  - The library's most successful programs include:
    - Do It Yourself Lemonade-91 participants
    - Kids Kick-off-75 participants (Steve Summers magic show on fitness, wellness and exercise)
    - Chick-fil-a Cow & Story Time-60 participants
    - Tie-Dye T-shirts-55 participants
    - Cardboard Fort Competition-54 participants
    - Kickball Game in the Park-50 participants
  - Town of Troutman Scavenger Hunt
- Other programs: Computer & Technology Lab vs. College & Career Technology
  - Once per month (Thursday or Tuesday)
  - Drop-in style class from 4:30pm-6:30pm
- Training:
  - Association of Rural & Small Libraries Annual Conference will be attended by Shellie Library's Program Specialist on Thursday, October 27<sup>th</sup> to Saturday, October 29<sup>th</sup> in Fargo, North Dakota. Shellie is 1 of 10 to receive the State Library of North Carolina Scholarship.
  - North Carolina Library Association Leadership Institute will be attended by Rebecca Lopez, Manager on Thursday, September 15<sup>th</sup>, to Sunday, September 18<sup>th</sup> in Black Mountain, North Carolina. Ms. Lopez was selected as 1 of 24 attendees from across the state. At the institute, Ms. Lopez will be creating a grand project to implement into the county library system. Her project will be to create a card system that will allow ISS students to use their school ID to check out books.

Ms. Lopez informed Council and public that the Friends of the Library meets next Thursday, July 21<sup>st</sup>, 6pm at the Library. They will be voting on the Logo for Friends of the Library.

**COMMENTS FROM VISITORS AND GUESTS:** *The public is invited to address the Board with comments or concerns. The comment period is limited to three (3) minutes per individual.*

None

**CONSENT AGENDA:** *Items on the Consent Agenda 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.*

8. Minutes of Agenda Briefing of June 06, 2016, (Kimberly Davis, Town Clerk)
9. Minutes of Regular Meeting of June 09, 2016, (Davis)
10. Minutes of Closed Session of June 09, 2016, (Davis)
11. Minutes of Special Meeting of June 22, 2016, (Davis)
12. Minutes of Closed Session of June 22, 2016, (Davis)
13. Accept Resignation of Kim Helms from Parks and Recreation Committee, (Davis)
14. Consider Approval of South Iredell High School Performing Arts Center Façade, (Erika Martin, Planning Director)

15. **Consider Approval of Ordinance 14-16 Titled: “Ordinance to Establish the Facilities Capital Reserve Fund”, (Steve Shealy, Finance Director)**
16. **Consider Approval of Ordinance 15-16 Titled: “Ordinance to Establish the Economic Development Capital Reserve Fund”, (Shealy)**
17. **Consider Approval for Destruction of Public Records, (Davis)**

Upon motion by Council member Troutman, seconded by Council member Young, and unanimously carried, approved Consent Agenda items as presented.

(Copied in full, Ordinance 14-16 is filed in Ordinance Book 8, Page 113)

(Copied in full, Ordinance 15-16 is filed in Ordinance Book 8, Page 114)

(Copied in full, resignation, Façade rendering, Ordinance 14-16 and 15-16, and destruction of public records listing is filed on CD titled: “Town Council Supporting Documents” dated July 11<sup>th</sup> and July 14<sup>th</sup>, 2016 in CD Book #1 titled, “Town Council Supporting Documents”)

## **NEW BUSINESS**

**ITEM 18. REZONING REQUEST (RZ-16-05) FROM OFFICE AND INSTITUTIONAL (OI) TO CENTRAL BUSINESS (CB), Applicant: JGNC, LLC; .34 acres vacant lot located on Talley Street, PIN 4731861884, (Erika Martin, Planning Director)**

### **a. Call for Public Hearing**

#### ***Mayor Wyatt opened the Public Hearing***

Erika Martin, Planning Director presented JGNC, LLC rezoning request of a .34 acre tract located on Talley Street between Advance Auto and multi-family units from Office and Institutional to Central Business (CB). The future land use plan is supportive of this area becoming central business. She explained that the substantial differences between the two districts is that the current district allows for low residential uses; such as single family detached and duplexes while the proposed district allows for high density residential uses to support a traditional downtown atmosphere. The Central Business district also varies from Office and Institutional by allowing large shopping centers, bars and nightclubs, and buildings over 50’ in height with a special use permit. Staff and the Planning Board recommend rezoning as requested.

In response to a question from Mayor Wyatt regarding the building of additional duplexes, Ms. Martin stated that multi-family can be built in Central Business by right, but now the Town has substantial design regulations in place.

No others spoke in favor of or against the proposed rezoning.

Upon motion by Council member Young, seconded by Council member Williams, and unanimously carried, approved to close the Public Hearing.

#### ***Mayor Wyatt declared the Public Hearing closed.***

(Public Hearing sign in sheet is attached to and made part of these minutes)

(Copied in full, public hearing notice is attached to these minutes)

**b. Consider Consistency Statement**

Upon motion by Council member Jablonski, seconded by Council member Young, and unanimously carried, approved that RZ-16-05 is consistent with the 2035 Future Land Use Plan Downtown Development Goal and Map. The amendment is reasonable and in the public interest because it further unifies this stretch of Main Street as the core of Troutman for residents and visitors.

**c. Approval of Adoption of Ordinance 12-16 Titled: “An Ordinance Changing the Zoning Classification of the After Described Property from Office and Institutional (OI) to Central Business (CB)”**

Upon motion by Council member Young, seconded by Council member Williams, and unanimously carried, Ordinance 12-16 titled: “An Ordinance Changing the Zoning Classification of the After Described Property from Office and Institutional (OI) to Central Business (CB)” was approved.

(Copied in full, Ordinance 12-16 is filed in Ordinance Book 8, Page 111)

(Copied in full, Ordinance 12-16, staff report, rezoning application, permitted and special uses, Planning Board certification, current land use map, current zoning map, future land use map, and property owner letters is filed on CD titled: “Town Council Supporting Documents” dated July 11<sup>th</sup>, and July 14<sup>th</sup>, 2016 in CD Book #1 titled, “Town Council Supporting Documents”)

**ITEM 19. TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO), REGARDING SCHOOL PARKING, (TA-16-03), (Martin)**

**a. Call for Public Hearing**

*Mayor Wyatt Opened the Public Hearing*

Erika Martin, Planning Director presented the text amendment stating that the Town’s Unified Development Ordinance (UDO) allows schools to determine the number of parking spaces needed. The proposed text amendment will allow schools to design and determine parking lot locations based on safety and overall operations. Staff and the Planning Board recommend the amendment as presented.

No others spoke in favor of or against the proposed text amendment.

Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, approved to close the Public Hearing.

*Mayor Wyatt Declared the Public Hearing Closed*

(Public Hearing sign in sheet is attached to these minutes)

(Copied in full, public hearing notice is attached to these minutes)

**b. Consider Consistency Statement**

Upon motion by Council member Williams, seconded by Council member Young, and unanimously carried, approved that TA-16-03 is consistent with the 2035 Future Land Use Plan Transportation Development Goal. The amendment is reasonable and in the public interest because it allows for overall school operations to be thoughtfully considered to ensure parking lots are designed in the most efficient and safe location.

**c. Consider Adoption of Ordinance 13-16 Titled: “An Ordinance Amending The Town Of Troutman Unified Development Ordinance”**

Upon motion by Council member Williams, seconded by Council member Troutman, and unanimously carried, Ordinance 12-16 titled: “An Ordinance Amending The Town of Troutman Unified Development Ordinance” was approved.

(Copied in full, Ordinance 13-16 is filed in Ordinance Book 8, Pages 112)

(Copied in full, Budget Ordinance 13-16 is filed on CD titled: “Town Council Supporting Documents” dated July 11<sup>th</sup>, and July 14<sup>th</sup>, 2016 in CD Book #1 titled, “Town Council Supporting Documents”)

**ITEM 20. APPROVAL OF PRELIMINARY PLAT FOR TROUTMAN CROSSING SUBDIVISION, Developer: John McCormick, (Martin)**

Erika Martin, Planning Director presented the 9 lot subdivision that is proposed in the Town’s northern most zoning jurisdiction along with a remaining tract for future development. The subdivision will be known as Troutman Crossing that will include a public greenway easement, public sidewalks, and half acre lots. The developer has addressed most of staff comments, the only outstanding issue is whether the developer will construct the sidewalks or pay the fee in lieu (fee being the actual cost of to construct the sidewalk). Regardless of his option, staff is supportive of this development and the Planning Board also recommends approval contingent upon all items from staff and engineering being addressed.

Mayor Wyatt requested that Planning Director Martin prepare a draft amendment increasing the fee in lieu of sidewalks option.

Upon motion by Council member Troutman, seconded by Council member Young, and unanimously carried, preliminary plat for Troutman Crossing subdivision was approved.

(Copied in full, preliminary plat is attached to and made part of these minutes and is filed on CD titled: “Town Council Supporting Documents” dated July 11<sup>th</sup>, and July 14<sup>th</sup>, 2016 in CD Book #1 titled, “Town Council Supporting Documents”)

**ITEM 21. APPROVAL OF LAKE NORMAN REGIONAL TRANSPORTATION COMMISSION (LNRTC) INTERLOCAL AGREEMENT, (David Treme, Interim Town Manager)**

Mayor Wyatt stated that there are a lot of different processes in which to get projects approved and funded by the state and federal government. In entering this agreement with Statesville, Mooresville, Davidson, and the County, it is a collaborative effort in accomplishing transportation needs and goals.

Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, Lake Norman Regional Transportation Commission (LNRTC) Interlocal Agreement was approved.

(Copied in full, agreement is attached to and made part of these minutes and is filed on CD titled: “Town Council Supporting Documents” dated July 11<sup>th</sup>, and July 14<sup>th</sup>, 2016 in CD Book #1 titled, “Town Council Supporting Documents”)

**ITEM 22. CONSIDER OFFER OF LAND DONATION, (Martin)**

Planning Director Erika Martin stated that the land offered to be donated to the Town (by Mr. John Kinley) consisting of approximately 5 acres that runs along the Duke Power right-of-way located between Morrison Farm Road and Stillwater Road.

Interim Town Manager David Treme stated that the Town has no immediate or future need for the property.

Mayor Wyatt expressed concerns of maintenance of the property by the Town, high voltage power/transmission lines that run along the property, and it being a high tax base for the Town.

Planning Director Martin stated that no substantial structures can be built on the property due to the transmission lines. Public Works Manager Adam Lippard commented that there are issues with the public dumping trash on the property.

Mayor Wyatt stated that portions of the property is lake view.

The following motion was approved with conditions listed below as suggested by Town Attorney Gary Thomas.

Upon motion by Council member Young, seconded by Council member Williams, and unanimously carried, approved to accept the donation of land upon conditions that the property is free and clear of any and all liens and encumbrances and that the land be conveyed by general warranty deed.

(Copied in full, vicinity map and Duke Energy’s right-of-way guidelines and restrictions is filed on CD titled: “Town Council Supporting Documents” dated July 11<sup>th</sup>, and July 14<sup>th</sup>, 2016 in CD Book #1 titled, “Town Council Supporting Documents”)

**ITEM 23. APPROVAL OF PLANNING BOARD NOMINATIONS AND APPOINTMENTS, (2 inside positions and 1 ETJ position - 3 year terms), (Davis)**

Upon recommendation from the Town’s Planning Board for re-appointments of inside members Frank Whiting and George Harris, and ETJ member Randy Farmer to serve on the Planning Board, the following motion was made.

Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, approved re-appointments of Frank Whiting and George Harris (inside members) and nomination of Randy Farmer (ETJ member) to the Iredell County Commissioners for consideration of re-appointment to the Town of Troutman Planning Board.

**ITEM 24. COMMENTS FROM MAYOR AND TOWN COUNCIL**

Council member Williams commented that the Party in the Park was very enjoyable. Parks and Rec. Coordinator Justin Longino stated that the next Party in the Park will be held September 16<sup>th</sup>.

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In referencing the recent police shootings, Council member Young commented that it has been a tough week for the country. He expressed appreciation to the Town’s law enforcement and encouraged citizens and police to continue to build relationships in the community. He also asked that citizens challenge their neighbors to get engaged in the community.

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Council member Troutman stated in efforts to supply an answer to a citizen inquiry of why improvements to Rumple Street have been delayed; he contacted Adam Lippard, Public Works Manager who in turn contacted Bell Construction and was assured the improvement will be completed before school starts in the Fall.

Council member Jablonski asked Police Chief Matthew Selves if the elderly, who filled out forms to be checked on during disaster/emergency conditions, being checked on due to the heat. Chief Selves responded they are not, but the department could implement the process beginning tomorrow.

Police Chief Matthew Selves thanked Council member Young for his previous comments and announced that in efforts to bring the community together, "National Night Out", a free event sponsored by the Troutman Police Department will be held on August 02, 2016 at 6pm in the park.

Mayor Wyatt commented that being a retired police officer, his wife a police officer, and being involved in the local FOP, the incidents that happened in the country this past week means a lot personally. In reiterating Council member Young's remarks regarding Troutman's Police Department and the encouragement of building relationship in the community. He shared that he attended and spoke at an event/celebration in Statesville where a community was turned around by the engagement of law enforcement, churches, and outreach of neighbors.

Mayor Wyatt spoke in regards to the "Good Neighbor Policy" requesting that citizens inform appropriate parties (Council, Staff or Police) when something is wrong or not right in their neighborhood, or that someone needs help. He also commented that if there is church or community events going on, the council, police and staff, if invited would gladly attend in efforts to reach out to the community.

**ITEM 25. COMMENTS FROM INTERIM TOWN MANAGER, (Shealy)**

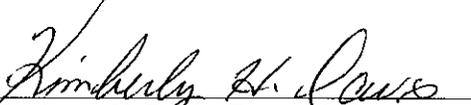
None

**ITEM 26. HOLD CLOSED SESSION PURSUANT TO NC GENERAL STATUTE PURSUANT TO NC GENERAL STATUTE 143-318.11(a)(5) TO DISCUSS ACQUISITION OF PROPERTY, AND NC GENERAL STATUTE 143-318.11(a)(3) TO CONSULT WITH ATTORNEY**

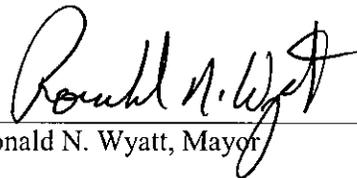
"Closed Session was not held"

**ITEM 27. ADJOURNMENT**

Upon motion by Council member Troutman, seconded by Council member Jablonski, and unanimously carried, the July 14, 2016 Town Council meeting was adjourned at 8:44 pm.

  
Kimberly H. Davis, Town Clerk



  
Ronald N. Wyatt, Mayor