

MINUTE BOOK XXV, PAGES 11-20
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
FEBRUARY 11, 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, February 11, 2016 at 7:00 p.m. with the Mayor Ronald N. Wyatt presiding.

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

Council Members Absent: None

Staff Present: Ann G. Bailie, Town 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: John Deem, STV Free News

MAYOR RONALD N. WYATT CALLED THE MEETING TO ORDER

ITEM 1. MAYOR WYATT WELCOMED VISITORS AND GUESTS

Mayor Wyatt wished Council member James K. (Jim) Troutman Happy 75th Birthday.

ITEM 2. INVOCATION

Mr. Jasper Farmer of Troutman delivered the invocation

ITEM 3. PLEDGE OF ALLEGIANCE

ITEM 4. ADJUSTMENTS TO THE AGENDA

Addition(s): Under Consent Agenda

- Agenda Item 11.5 - Accept Design Review Board Resignation of Aaron Larson
- Agenda Item 12.5 - Accept Parks & Rec. Resignation of Scott Stewart

Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, approved to add the above agenda items to the Consent Agenda.

ITEM 5. APPROVAL OF AGENDA

Upon motion by Council member Williams, seconded by Council member Henkel, and unanimously carried, agenda for the regular meeting of February 11, 2016 was approved as amended.

bring their furry four-legged companies to run with them. He asked that everyone consider donating, volunteering, or participating in the race. For further info, contact Justin Longino, Parks and Rec. Coordinator.

Greenways

The process of removing trees for new greenway sections has begun. Crews are currently removing trees for greenway extensions to South Iredell and for the “gap” between Barium and Eastway. The Town and Children’s Hope Alliance recently received word that the trail from Grannis Lane to North Fraiser Loop has been awarded \$24,994 from the Carolina Thread Trail. The project should be complete for the campus’ 125th anniversary celebration this October.

Bikes

Iredell County is hosting a Bike Suitability Map Workshop on Wednesday, March 2nd from 4pm-7pm. This drop-in, public meeting will be held at the Statesville Recreation Center.

Front Porch Fest

Save the Date: Saturday, May 14th from 10am-5pm with Troutman Chair Company as the title sponsor. This year Troutman Chair will be selling their world famous rocking chairs at the event. The Parks and Rec Committee will also be hosting a Cycling Sportive in conjunction with Front Porch Fest. The “Rock & Ride” will be a 100K and 40K cycling event that starts and ends at Front Porch Fest. Contact Justin Longino for more information on either event.

Wendy’s Night

February 22, 2016 (5 pm – 8 pm) 20% of all dine-in and carry-out proceeds benefit Troutman ESC Park.

(Copied in full, park monthly budget summary is filed on CD titled: “Town Council Supporting Documents” dated February 8th, and February 11th, 2016 in CD Book #1 titled, “Town Council Supporting Documents”)

ITEM 8. 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:

- Troutman Library is now fully staffed with the position of Program Specialist filled by Ms. Shelly Kennedy
- Received a grant for \$1,000 from the Foundation for the Carolinas Makerspace
 - Purchased Snap Circuits, LEGO building plates, Brother sewing machine with starter kit and carrying case, LEGO Mini-figure sets, GoldieBlox, button cell batteries, and LED lights
- Accepted in the Mutt-i-grees Program – the library partners with a local animal shelter integrating animals into the library’s literacy program
- Community Day Updates: Celebrating the Library’s 6th year in Troutman Saturday, May 21st, 12:00-4:00pm (Community Day fliers were distributed)
 - Vendor Registration:
 - March 1st to May 6th
 - \$15 per space/15 spaces available
 - 50/50 tickets, \$5 box of books, and various raffles
 - 50/50 Tickets will go on sale May 2nd through Community Day
 - Participants do not have to be present to win
- Troutman Independence Parade Participation July 2nd, 2016 application has been submitted
- Love Your Library Campaign – Between now and Valentine’s Day
 - Select a heart from the Heart Tree, purchased items listed on the back of the heart, and donate the for library’s use.

Mr. Steve Rimmer, Troutman Friends of the Library, President informed the Board that John Lawrence, a new Troutman resident is the recipient of the 2015 Homestead Healthcare Caregiver of the Year Award that consisted of a plaque and cash donation for any charity of his choice. Mr. Lawrence, an active member of the Friends of the Library donated the cash award to the Troutman Friends of the Library. Mr. Rimmer continued by sharing that due to Iredell County and state library budget cuts since 2012, the Troutman Friends of the Library have gave up to 12% in the last two years to offset the cuts. He concluded by thanking everyone that supports 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.*

- Mr. Justin Longino, Parks and Rec. Coordinator announced that the Troutman ESC Park Annual Golf Tournament Fundraiser will be held on April 30th, 2016 at Lakewood Country Club.

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.*

- ITEM 9. MINUTES OF AGENDA BRIEFING OF JANUARY 11, 2016, (Kimberly Davis, Town Clerk)
- ITEM 10. MINUTES OF REGULAR MEETING OF JANUARY 14, 2016, (Davis)
- ITEM 11. MINUTES OF CLOSED SESSION OF JANUARY 14, 2016, (Davis)
- ITEM 11.5 ACCEPT DESIGN REVIEW BOARD RESIGNATION OF AARON LARSON, (Davis)
- ITEM 12. ACCEPT ABC BOARD RESIGNATION OF GEORGIA BEAMS, (Davis)
- ITEM 12.5 ACCEPT PARKS AND RECREATION COMMITTEE RESIGNATION OF SCOTT STEWARD, (Davis)
- ITEM 13. ACCEPT ABC BOARD RESIGNATION OF MACON HUFFMAN, (Davis)
- ITEM 13.5 ACCEPT PARKS AND RECREATION COMMITTEE RESIGNATION OF JUSTIN LONGINO, (Davis)
- ITEM 14. CONSIDER CHANGE ORDER FOR LYTTON/PATTERSON/STARKS/PARK PROJECT, (Ann G. Bailie, Town Manager)
- ITEM 15. CONSIDER APPROVAL OF BUDGET AMENDMENT TO TRANSFER FUNDS FROM CAPITAL RESERVE TO UTILITY FUND FOR SEWER CAPACITY, (Steven H. Shealy, Finance Director)

Upon motion by Council member Williams, seconded by Council member Henkel, and unanimously carried, consent agenda items were approved as amended.

(Copied in full, change order and budget amendment is attached to and made part of these minutes)
(Copied in full, change order and budget amendment, and resignations are filed on CD titled: "Town Council Supporting Documents" dated February 8th, and February 11th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

NEW BUSINESS

ITEM 16. REZONING REQUEST (RZ-16-01) SUBURBAN RESIDENTIAL (RS) TO HIGHWAY BUSINESS (HB), Applicant: Rick and Lisa Otto, PIN 4730893119, 2.6 acres located between 512 & 532 Autumn Leaf Road, Troutman, (*Erika G. Martin, Planning Director*)

a. Call for Public Hearing

Mayor Wyatt opened the Public Hearing

Planning Director Erika Martin presented the request stating that Rick and Lisa Otto are requesting rezoning of a 2.6 acre site, recently purchased off of Autumn Leaf Road. The property's past use was for a landscaping business. Existing land use in the area consists of some single family residential, mini warehousing, a car lot, convenience store, and undeveloped land. The town's future land use plan shows the intersection of Perth Road and Autumn Leaf Road transitioning to a commercial node surrounded by residential uses. Currently the Otto property is zoned Suburban Residential (RS). They are seeking rezoning to Highway Business (HB) which is already adjacent to the site. The Otto's intend to use the property for retail, office, and accessory warehousing. Some other uses permitted by right in the HB district include high density residential, nonprofits, hospitals, tattoo parlors, and restaurants. More intense uses are allowed in HB with a Special Use Permit (SUP) including outdoor kennels, hotels, adult establishments, bars, cell towers, and outdoor storage. Staff and the Planning and Zoning Board recommend rezoning to HB as requested.

Ms. Keri Bates, adjacent property owner, addressed the Council with concerns of the following unknown factors regarding the rezoning: exact use, parking, lighting, runoff, etc. requesting that Council take concerns under consideration.

Mr. Rick Otto, property owner addressed Council stating that he intends to be very mindful of the neighbors stating that the intended use is basically office space for himself and a music studio for his wife. He will make sure the property and façade blends with adjacent property and will address any potential drainage/runoff issues.

Planning Director Martin stated that the rezoning is a straight rezoning and Council cannot add conditions, but the applicant could volunteer to add his own conditions with no additional fees from the Town.

****Mr. Otto withdrew his rezoning application and volunteered to submit a conceptual site plan at a later date that will exclude certain uses for the property.**

Next steps: Submit conceptual site plan, hold public meeting with neighbors, Planning Board recommendation, and Town Council approval.

Mayor Wyatt closed the Public Hearing

(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)

(Copied in full, staff report, rezoning application, proposed ordinance, adjacent property notification letter, permitted use table, survey map, existing land use map, future land use map, and current zoning map is filed on CD titled: "Town Council Supporting Documents" dated February 8th, and January 11th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 17. TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO) REGARDING WIRELESS TELECOMMUNICATION TOWERS AND FACILITIES, (TA-16-02), (Erika G. Martin, Planning Director)

a. Call for a Public Hearing

Mayor Wyatt opened the Public Hearing

Planning Director Erika Martin informed Council that currently the Town's ordinances allow wireless telecommunications towers and facilities with a Special Use Permit (SUP) in the Highway Business (HB) and Industrial (I) districts. However, the Town does not have additional requirements regarding such uses. The proposed text amendment would require cell towers and similar facilities to be at least 500 feet from a residential property, no taller than 199', and require an architectural encasement if within a ½ mile of Main Street or any rural preservation district. Staff and the Planning and Zoning Board recommend the text amendment as presented. As an FYI to the public, I would like to note that a cell tower is being proposed between Eastway Drive and Main Street. As these ordinances were not in place at the time of the cell tower application, it will be up to the Board of Adjustment to determine whether the location as proposed is warranted.

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

Mayor Wyatt closed the Public Hearing

(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. Adoption of Statement of Consistency

Upon motion by Council member Henkel, seconded by Council member Young, and unanimously carried, approved TA-16-02 is consistent with adopted Town Plan because the amendment will allow for wireless telecommunication towers and other facilities through regulations that will reduce the impact on Main Street and our rural landscapes. The amendment is reasonable and in the public interest because requiring a Special Use Permit for any such facility will allow case by case consideration of the need, location, and effect on neighboring properties.

c. Adoption of Ordinance 03-16 Titled: "An Ordinance Amending The Town Of Troutman Unified Development Ordinance"

Upon motion by Council member Henkel, seconded by Council member Jablonski, and unanimously carried, Ordinance 03-16 titled: "An Ordinance Amending The Town Of Troutman Unified Development Ordinance" was approved as presented.

(Copied in full, Ordinance 03-16 is filed in Ordinance Book 8, Pages 93-96)

(Copied in full, Ordinance 03-16, and staff report is filed on CD titled: "Town Council Supporting Documents" dated February 8th, and February 11th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 18. TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO) REGARDING SIDEWALK FEE IN LIEU, (TA-16-03), (Erika G. Martin, Planning Director)

a. Call for a Public Hearing

Mayor Wyatt opened the Public Hearing

Planning Director Erika Martin stated that the proposed amendment would allow developers in certain cases the option of constructing a sidewalk or paying a fee in lieu of construction. Paying a fee in lieu would be permissible if the project or development is outside the central business or downtown district, if the sidewalk would be more than ¼ mile from a park, school, or existing sidewalk, or if the proposed sidewalk would be part of a project that is expected to have a low amount of pedestrian traffic. If adopted, the fees would go to support future sidewalk construction by the Town. Staff and the Planning and Zoning Board recommend the text amendment as presented.

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

Mayor Wyatt closed the Public Hearing

(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. Adoption of Statement of Consistency

Upon motion by Council member Williams, seconded by Council member Henkel, and unanimously carried, approved TA-16-03 is consistent with adopted Town Plan because the amendment will allow for reasonable and orderly development of sidewalks. The amendment is reasonable and in the public interest because sidewalks will continue to be constructed in significant pedestrian areas or an easement recorded in lower impact areas to allow for future construction.

c. Adoption of Ordinance 04-16 Titled: “An Ordinance Amending The Town Of Troutman Unified Development Ordinance”

Upon motion by Council member Henkel, seconded by Council member Young, and unanimously carried, Ordinance 04-16 titled: “An Ordinance Amending The Town Of Troutman Unified Development Ordinance” was approved as presented.

(Copied in full, Ordinance 04-16 is filed in Ordinance Book 8, Pages 97-98)

(Copied in full, Ordinance 04-16, and staff report is filed on CD titled: “Town Council Supporting Documents” dated February 8th, and February 11th, 2016 in CD Book #1 titled, “Town Council Supporting Documents”)

ITEM 19. CONSIDER AMENDMENTS TO THE TOWN OF TROUTMAN SCHEDULE OF FEES, (Shealy)

Finance Director Steve Shealy presented the amendment to the town’s schedule of fees stating that in addition to the fee in lieu of sidewalks that was just approved, West Consultants engineering review fees are increasing from \$80 to \$90 per hour (this cost is passed to developers).

Upon motion by Council member Young, seconded by Council member Jablonski, and unanimously carried, amendments to Troutman Schedule of Fees were approved as presented by staff.

(Copied in full, schedule of fees is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated February 8th, and February 11th, 2016 in CD Book #1 titled, “Town Council Supporting Documents”)

ITEM 20. ANNEXATION (CONTIGUOUS), (AX-16-01), Applicant: Jeffrey Lancaster/Suite Spots, 277 Murdock Road, PIN 4742015815, 6.0 acres, *(Martin)*

a. Adoption of Resolution 01-16 Titled: “Resolution Directing The Clerk To Investigate A Petition Received Under Article 4a Of G.S. 160a-31”

Upon motion by Council member Young, seconded by Council member Henkel, and unanimously carried, Resolution 01-16 titled: “Resolution Directing The Clerk To Investigate A Petition Received Under Article 4A Of G.S. 160A-31” was approved.

b. Consider Approval of Certificate of Sufficiency

Upon motion by Council member Young, seconded by Council member Williams, and unanimously carried, Certificate of Sufficiency was approved.

c. Adoption of Resolution 02-16 Titled: “Resolution Fixing Date Of Public Hearing On Question Of (Contiguous) Annexation Pursuant To Article 4A Of G.S. 160A”

Upon motion by Council member Williams, seconded by Council member Henkel, and unanimously carried, approved Resolution 02-16 titled: “Resolution Fixing Date Of Public Hearing On Question Of Annexation Pursuant To Article 4A Of G.S. 160A” as March 10, 2016.

(Copied in full, Resolutions 01-16 is filed in Resolution Book IV, Page 1)

(Copied in full, Resolutions 02-16 is filed in Resolution Book IV, Page 2)

(Copied in full, Certificate of Sufficiency, petitions of annexation and vicinity map, is attached to these minutes, and is filed on CD titled: “Town Council Supporting Documents” dated February 8th, and February 11th, 2016 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 21. APPROVAL OF AMENITIES FOR PHASE 2 TROUTMAN ESC PARK *(Justin Longino, Parks & Rec. Coordinator)*

Mr. Justin Longino, Parks & Rec. Coordinator requested approval of 5 future amenities for Phase 2 of the park. The proposed amenities as illustrated in a power point presentation are as follows: Amphitheatre, splashpad/fountain, walking trail, picnic shelter, additional parking. He reviewed park projects that have been completed and the projects that are still in process. Next steps consist of: 1) Set \$500,000 budget; 2) work with architects and public for design of Amphitheatre and fountain; 3) fundraiser for Phase 2; 4) apply for a Lowe’s Grant in October 2016 and a NC Parks and Recreation Trust Fund Grant in January 2017; 5) get awarded; 6) begin construction of Phase 2 in July 2017. Planning Director Erika Martin explained that in applying for PARTF Grants, PARTF prefers that clusters of amenities be included in the application.

Upon motion by Council member Young, seconded by Council member Williams, and unanimously carried, approved amenities for Troutman ESC Park Phase 2 as presented by Parks and Rec. Coordinator Justin Longino.

ITEM 22. APPROVAL OF REQUEST FROM TROUTMAN BUSINESS COUNCIL FOR SPONSORSHIP AND SUPPORT OF FRONT PORCH FEST *(Bailie)*

Council was presented a letter of request from David Bradley, President of the Greater Statesville Chamber of Commerce on behalf of the Troutman Business Council for co-sponsorship from the Town in providing in-kind services for the Front Porch Fest (May 14, 2016) and two (2) possible Parties in the Park events.

Upon motion by Council member Henkel, seconded by Council member Jablonski, and unanimously carried, Town co-sponsor the events which serves a public purpose and to grant the request as presented.

(Copied in full, letter of request is attached to these minutes, and is filed on CD titled: "Town Council Supporting Documents" dated February 8th, and February 11th, 2016 in CD Book #1 titled: "Town Council Supporting Documents")

ITEM 23. BOARD AND COMMITTEE APPOINTMENTS

a. ABC Board: 2 appointments, 1 member for a 3 year term, and 1 member for a 2 year term

Discussion was held in regards to changing Chairman of the ABC Board, Layton Getsinger's term from a one year term to the open 3 year term position. In doing so, Mr. Getsinger's original 1 year term will need to be reappointed.

Upon motion by Council member Troutman, seconded by Council member Jablonski, and unanimously carried, approved to re-classify appointment of Layton Getsinger to a 3 year term verses a 1 year term to the ABC Board.

Upon motion by Council member Henkel, seconded by Council member Jablonski, and unanimously carried, approved appointment of Steve Cash to a term of 2 years and appointment of Jeff Hall to a term of 1 year to the ABC Board.

b. Planning Board- 1 appointment, ETJ Alternate: Recommendation to County Commissioners to Appoint for Term Expiring September 02, 2017

Following a brief discussion related to a second application to be submitted for the open position, Town Council chose not to consider the ETJ Alternate appointment until the Council's next month's meeting.

c. Parks and Recreation Committee – 1 member for term expiring August 14, 2017

Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, approved appointment of Alternate member Keri Bates to fill the full voting position to the unexpired term of Justin Longino expiring August 14, 2017.

Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, approved appointment of Linda Simons to fill the unexpired term of Scott Stewart expiring July 16, 2017; and appointment of Kim Helms to fill the unexpired term of Keri Bates as alternate expiring August 14, 2017.

Mayor Wyatt suggested discussing at the Council's upcoming Planning Retreat ways to get volunteers involved in the Town.

d. Design Review Board – 2 members for terms expiring February 11, 2019; 1 member expiring November 13, 2016; and 1 alternate member

Upon motion by Council member Jablonski, seconded by Council member Henkel, and unanimously carried, approved re-appointment of Paul Bryant to a 3 year term expiring November 13, 2018.

Upon motion by Council member Henkel, seconded by Council member Williams, and unanimously carried, approved appointment of Mark Michel to a 3 year term expiring November 13, 2018.

Upon motion by Council member Jablonski, seconded by Council member Young, and unanimously carried, approved appointment of Eric VanVliet to fill the unexpired term of Aaron Larson expiring November 13, 2016.

Council was in agreement to postpone appointment of the vacant alternate position allowing Council members to review the existing applicants' priorities in serving.

(Copied in full, applications to serve on advisory boards and committees is filed on CD titled: "Town Council Supporting Documents" dated February 8th, and February 11th, 2016 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 24. COMMENTS FROM MAYOR AND TOWN COUNCIL

Mayor Wyatt commented that Town Council and Town Staff have been very busy and have the Council's Planning Retreat coming up on Friday, February 26, at the Lake Norman State Park Visitors Center beginning at 8:30am. (Address: 759 State Park Road, Troutman). The retreat is open to the public.

Mayor Wyatt commented that Council basically votes based off public wants and needs, some of which cost money. Council works to figure out how to make things happen without an increased cost to tax payers. He encouraged citizens to share their thoughts and ask questions of the Council members.

ITEM 25. COMMENTS FROM TOWN MANAGER, (Baillie)

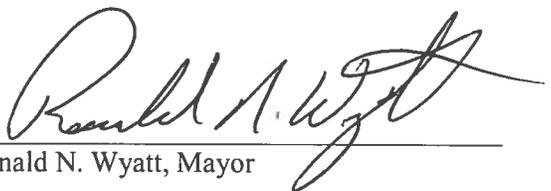
Police Chief Matthew Selves praised the Police Department Detectives, Road Patrol and K-9 unit for their quick response time to last week's rash of break-ins. In working closely with business owners and residents, the suspect was apprehended in a short period of time and all but 2 items of the stolen property was recovered.

ITEM 26. CLOSED SESSION PURSUANT TO NC GENERAL STATUTE 143-318.11(A)(4) TO DISCUSS MATTERS PERTAINING TO ECONOMIC DEVELOPMENT; AND NC GENERAL STATUTE 143-318.11(A)(3) TO CONSULT WITH ATTORNEY; AND NC GENERAL STATUTES 143-318.11(A)(5)(I) TO DISCUSS ACQUISITION OF REAL PROPERTY.

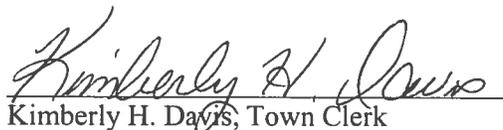
Closed Session was not held.

ITEM 22. ADJOURNMENT

Upon motion by Council member Henkel, seconded by Council member Young, and unanimously carried, the February 11, 2016 Town Council meeting was adjourned at 8:32 pm.



Ronald N. Wyatt, Mayor



Kimberly H. Davis, Town Clerk

