

**MINUTE BOOK XXIV, PAGES 12-18
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
FEBRUARY 12, 2015**

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 12, 2015 at 7:00 p.m. with the Mayor Elbert H. Richardson's presiding.

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

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; Gary W. Thomas, Town Attorney

Press Present: Preston Spencer, Statesville Record and Landmark
David Vieser, Charlotte Observer

MAYOR ELBERT H. RICHARDSON CALLED THE MEETING TO ORDER

ITEM 1. MAYOR RICHARDSON WELCOMED VISITORS AND GUESTS

ITEM 2. INVOCATION

Pastor Dieter Punt, Holy Trinity Lutheran Church, Troutman gave the invocation.

ITEM 3. PLEDGE OF ALLEGIANCE

ITEM 4. ADJUSTMENTS TO THE AGENDA

None

ITEM 5. APPROVAL OF AGENDA

Upon motion by Council member Young, seconded by Council member Williams, and unanimously carried, agenda for the regular meeting of February 12, 2015 was approved as presented.

RECOGNITIONS, PRESENTATIONS AND COMMUNITY EVENTS

ITEM 6. BUSINESS SPOTLIGHT – Barium Springs, (Council Member Teross Young)

Council member Young presented Barium Springs as the Business Spotlight for the month of February relaying Barium Springs history as to the origination of their name which dates back to the mid-1700s when the first settlers discovered nine springs that contained "healthful" minerals and barium. Water from the springs was used for healing and shipped throughout America, England, and Ireland by a company called "The Great Human Repair Shop". A hotel was built to accommodate patients who visited the springs. After World War I, the land was sold to Davidson College and then to the Presbyterian Synod. The Presbyterian Orphans Home was founded in 1883. Over the next ten years the campus grew with cottages, an infirmary, and a school. In the 1950s, the need for an orphanage decreased and Barium became a refuge for children suffering from abuse and/or neglect and who required treatment and therapy. In 1969, services expanded to include full day daycare for working parents. Later, an

alternative school was founded for early middle school to high school students who had not been successful in a traditional classroom setting. Barium Springs is a Critical Access Behavioral Health Agency (CABHA) that provides comprehensive, managed care to children and families striving to make a difference in lives. In fiscal year 2010-2011, Barium merged with four different agencies to expand into a full service CABHA agency and help more children and families in need. April 1, 2014, Barium merged with Grandfather Homes for Children which has 16 office locations, provides service for 77 North Carolina counties and served over 3,500 children and families last year. The agency has 360 employees and another 350 foster families. They have an operating budget of \$28 million and its headquarters is located on the Barium Springs campus. The Barium museum is also located on the campus and is open for visitors.

In expression of the Town's gratitude for Barium Spring's past and continued service to the community, Mayor Richardson and Council member Young presented Barium Spring's CEO/VP John Koppelmeyer with a framed certificate of appreciation. Mr. Koppelmeyer expressed thanks and appreciation of the recognition commenting that he is proud to be in Troutman and the Barium Springs area and looks forward to the future.

(Copied in full, Certificate of Recognition is attached to these minutes and is filed on CD titled: "Town Council Supporting Documents" dated February 9th, and February 12th, 2015 in CD Book #1 titled, "Town Council Supporting Documents")

ITEM 7. EDUCATIONAL SPOTLIGHT – SOUTH IREDELL HIGH SCHOOL (SIHS), *(Council Member Judy Jablonski)*

Council member Jablonski presented South Iredell High School (SIHS) as February's Educational Spotlight. Mr. Tim Ivey, Principal of SIHS stated that there are eight students receiving recognition that excel in exhibiting traits in leadership. As each student name was stated, a brief description was given in explanation of their leadership skills, and the teacher that nominated them. In attendance along with Principal Ivey were Ms. Karen Van Vliet, Library Media Coordinator, and Ms. Debbie Snipes, Physic and Chemistry teacher. Recognitions went to the following students:

Kayla Ford – Nominated by Mrs. Upshaw

Kathryn Clontz – Nominated by Mrs. Starnes

Wildon Zissel, Harrison Jordon, and Alex Eplin – Nominated by Mrs. Snipes

Barak Pizzuto and Dustin Hollar – Nominated by Mr. Arey

Sophia Spock – Nominated by Mr. Arey

As the students came forward for recognition, Mayor Richardson and Council Member Jablonski presented each student and teacher with a Town of Troutman medallion and a patch bearing the Town Seal.

Principal Ivey thanked the Mayor and Town Council for recognition and for the Town's support.

(Copied in full, detail description of each student accomplishments and leadership traits are attached to and part of these minutes, and is filed on CD titled: "Town Council Supporting Documents" dated February 9th, and February 12th, 2015 in CD Book #1 titled, "Town Council Supporting Documents")

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

STANDING REPORTS

ITEM 8. TROUTMAN ESC PARK MONTHLY UPDATE, (Justin Longino, Parks and Recreation Committee Chair)

Justin Longino, Chair of the Parks and Recreation Committee, presented the monthly Park update reporting that at last month's meeting the committee discussed pavilion fundraising opportunities, building designs, and the entire construction process. The committee set a fundraising goal of a "30 Day" final push for pavilion and after 30 days, determine the direction in which to proceed. By my rough count the committee raised \$11,000, and there is a potential large donor on the table. The committee is also working with the Rotary Club for fit stations in the park. The Rotary will seek grant funding and use fundraising money to purchase a 20-station Fit-Trail system. Plans are still in process regarding placement and installation.

Mr. Longino stated that the Depot and Greenways Subcommittee met this past week and highlighted interest from Girl Scouts to sponsor the new stretch of the Greenway in order to earn their Gold Badges. There is also interest from the American Wine Society to potentially have an event at the Depot sometime in the future.

He reported that at last month's meeting the committee did some planning for the upcoming year that revolved around strategically planning our events/fundraising so that committee knows when events are, who is heading up those events, and how to make some of the core events even better. The plan is to continue that discussion at a future meeting so that there is a solid approach to each event which is especially important with the new additions and activities happening in and around the park.

Upcoming Events:

- "Save the Date" for the Jingle Run 2015 - November 29, 2015.
- Sprint into Spring – Saturday, March 7, 2015 at 8am at Troutman ESC Park. Runners can register at www.davidsontiming.com or at Troutman Town Hall. You can also email sprintintospring5k@gmail.com for more info.
- Annual golf tournament – April 25, 2015 at Lakewood Golf Course in Statesville with a 1pm shotgun start. First place is \$400. There is a \$10,000 hole in one, and a BBQ dinner following the conclusion of the tournament. For more details or questions regarding registration or sponsorship, contact Sally Williams at 704-528-6601.
- Wendy's night is one week from Monday - February 23, 2015. 5pm-8pm, 20% of all dine-in and carry-out proceeds go to the park.

Donations to the park can be made at gofundme.com/troutmanpavilion and at Town Hall. Council member Sally Williams stated that she and her husband have pledged to donate \$100 a month for one year to the park challenging the other council members. Planning Director Erika Martin explained that the gofundme.com site needs \$50 more dollars in donations to hit the \$500 mark which allows anyone in or outside the organization easier public access to the site. Steve Rimmer pledged the needed \$50 to come from the Friends of the Library.

ITEM 9. J. HOYT HAYES MEMORIAL TROUTMAN LIBRARY REPORT, (Juli Moore, Troutman Branch Manager)

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

- Troutman Library circulation continues to increase. It was 20% higher in January 2015 over January 2014.
- The 'Love Your Library' campaign is going on now. She stated that hearts are still available on the tree in the library. Ms. Moore explained that the hearts have items wrote on them that are needed for upcoming programs. People take a heart and purchase the items.

- ‘Community Day’ – Saturday, May 30, 2015 from 12-4pm. Last year was a great success and they want to continue to celebrate the anniversary of the Troutman Library with the community. More information to follow in the coming months.
- ‘Winter Book Sale’ – by the Troutman Friends of the Library from now to March 14, 2015. The public is invited to purchase a box full of books for \$5. Sold 16 boxes last week.
- Juli Moore, Jenneffer Sixkiller, and Rebecca Lopez attended a summer reading program workshop in Gastonia, NC on February 6, 2015. Ms. Moore informed the Council that she Ms. Sixkiller presented a session at the workshop. The workshop had a total of 100 people in attendance.
- Library staff is in the process of planning summer reading programs for 2015. The theme is “Every Hero has a story”. Suggestions for programs and performers are welcome as well as volunteers.
- Troutman Community Garden is underway at the Troutman Library. The first official working day is scheduled for Saturday, February 28, 2015 at 9:30 am. The goal is to get three raise beds installed. Wood, soil and landscaping fabric has been received. All were invited to attend.
- A display for Black History Month is set up in the library with photos and history pertaining to families from Troutman (display provided by Phillis Bailey and Sandra Hunt).
- In support of “Sprint into Spring”, all Troutman library staff and some of their family members will be participating in the event.

Mayor Richardson commented that he attended a meeting of the Friends of the Library and was very impressed with the extent of their involvement with the library. He stated that the Friends of the Library supplement funding for programs and needs at the library that the county does not fund in their operating budget. Mayor Richardson continued by commenting that he did not commit the Town, but maybe the Town could help with funding in some way in the upcoming budget year now that the loan for the library is paid. In conclusion, Mayor Richardson advised that the library staff and the Friends of the Library asked him to express their strong desire that this council, and town staff visit the library more frequently.

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 10. MINUTES OF AGENDA BRIEFING OF JANUARY 05, 2015, *(Kimberly H. Davis, Town Clerk)*

ITEM 11. MINUTES OF REGULAR MEETING OF JANUARY 08, 2015, *(Davis)*

ITEM 12. MINUTES OF CLOSED SESSION MEETING HELD JANUARY 08, 2015, *(Davis)*

ITEM 13. RATIFICATION OF RESOLUTION 01-15 TITLED: “RESOLUTION SUPPORTING NORTH CAROLINA’S HISTORIC PRESERVATION TAX CREDIT PROGRAMS”, *(Mayor Richardson)*

ITEM 14. RESOLUTION 02-15 TITLED: “RESOLUTION ADOPTING 2015 IREDELL-ROWAN HAZARD MITIGATION PLAN FOR TOWN OF TROUTMAN”, *(Matthew A. Selves, Police Chief)*

ITEM 15. FINAL ADJUSTING CHANGE ORDER (AMENDED) FOR RICHARDSON GREENWAY EXT. NORTH, SEGMENT B, *(Ann G. Bailie, Town Manager)*

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

(Copied in full, Resolution 01-15 is filed in Resolution Book IV, Page 1)

(Copied in full, Resolution 02-15 is filed in Resolution Book IV, Page 2-3)

(Copied in full, Resolution 01-15, Resolution 02-15 and Final Adjusting Change Order is filed on CD titled: “Town Board Supporting Documents” dated, February 9th, and February 12th, 2015 in CD Book #1 titled, “Town Board Supporting Documents”)

NEW BUSINESS

ITEM 16. REZONING REQUEST: SUBURBAN RESIDENTIAL (RS) TO HEAVY INDUSTRIAL (IH), (RZ-15-01): CWD Trucking (Troutman Self Storage), 4.5 Acres, 386 Old Murdock Road, Pin 4742218388, Owners: John Scarfi and Patricia Parker, (*Erika G. Martin, Planning Director*)

a. Call for a Public Hearing

Mayor Richardson opened the Public Hearing

Planning Director Erika Martin presented the rezoning request stating that currently the property is zoned Suburban Residential and is permitted as a home occupation that is quickly outgrowing its permit. Therefore, the owners are requesting rezoning of the property to heavy industrial to allow permitted operation of a trucking company and pursue other possible industrial development options. Properties immediately adjacent are vacant or zoned residential, nearby properties include institutions and industry, (SHA Mechanical, ABT, CR Onsrud, and others). The adopted future land use plan shows the area transitioning to industrial. In addition the property is adjacent to the Murdock Farms property which has been identified as a strong candidate for an industrial campus. The site readiness study that the town participated in several years ago recommended the entrance to the property be improved. Transitioning the property from residential to industrial will assist with that recommendation. Currently the district limits use of the property to residential uses, cemeteries, and bed and breakfasts. The proposed rezoning to heavy industrial allows civic uses, institutional uses, office and service uses, auto sales, limited retail, most manufacturing, warehousing, distribution uses, recreational and entertainment uses, and essential services. Uses allowed with a special use permit include vehicular services, mobile home, boat, and heavy equipment sales, distribution, heavy manufacturing, hazardous materials uses/storage, and landfills. Staff and the Planning Board recommend rezoning to heavy industrial as requested.

Half owner of CWD Trucking, Mr. John Scarfi addressed the Council in favor of the rezoning explaining plans to build storage buildings and the beautification of the area.

Mayor Richardson 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 Ordinance 02-15 Titled: *“An Ordinance Changing The Zoning Classification Of The After Described Properties From Suburban Residential (RS) To Heavy Industrial (IH)”*

Council member Henkel asked Mr. Scarfi if the trucking business will continue. He responded that it will, and commented that the trucks are on the road trucks and will seldom be on site, but space will be provided for parking. Ms. Patricia Parker, half owner commented that space will be rented out for U-Haul parking as well and that the back of the property will provide storage of RV's and boats. She also commented that beautification of the area is very important to them. Council member Young asked the timeline of completion of the project. Ms. Parker responded that they will begin as soon as all the steps in the approval process required by the town and county are complete.

Upon motion by Council member Williams, seconded by Council member Troutman, and unanimously carried, approved adoption of Ordinance 02-15 titled: *“An Ordinance Changing The Zoning Classification Of The After Described Properties From Suburban Residential (RS) To Heavy Industrial (IH)”* as presented.

c. Adoption of Statement of Consistency

Upon motion by Council member Williams, seconded by Council member Troutman, and unanimously carried, approved that RZ-15-01 is consistent with the Future Land Use Plan that shows the area transitioning from residential to industrial and town goals supporting industry. The rezoning is reasonable and in the public interest because of increased buffering provisions and requirements for the most intensive uses to obtain a Special Use Permit.

(Copied in full, Ordinance 02-15 is filed in Ordinance Book 8, Page 68)

(Copied in full, staff report, rezoning application, map of current zoning, map of current land use plan, map of future land use plan, permitted use table, map of draft 2035 land use plan, dimensional table, public hearing notice, notice to adjacent property owners is filed on CD titled: "Town Board Supporting Documents" dated February 9th, and February 12th, 2015 in CD Book #1 titled, "Town Board Supporting Documents")

ITEM 17. APPROVAL OF MEMORANDUM OF UNDERSTANDING (MOU #13) WITH IREDELL STATESVILLE BOARD OF EDUCATION FOR SIHS GREENWAY COST SHARING, (Martin)

Planning Director Erika Martin stated that the Board of Education approved the Memorandum of Understanding (MOU) regarding financial support by Iredell Statesville Schools (ISS) for greenway construction to run from Main Street to South Iredell High School along Old Mountain Road. ISS will pay up to \$75,000 toward the project. The MOU has been reviewed by our attorney.

Upon motion by Council member Jablonski, seconded by Council member Young, and unanimously carried, MOU #13 was approved as presented.

(Copied in full, MOU #13 is filed in MOU Book #1, and is filed on CD titled: "Town Board Supporting Documents" dated, February 9th, and February 12th, 2015 in CD Book #1 titled, "Town Board Supporting Documents")

ITEM 18. APPROVAL TO PURCHASE 22 WREATHS FOR HOLIDAY DISPLAY ON RICHARDSON GREENWAY, (Davis)

Mayor Richardson stated that the consideration to purchase 21 pre-lit wreaths for the Richardson Greenway would replace the current deteriorating snowflake Christmas decorations. Town Clerk Kim Davis stated that in researching and pricing of wreaths, it was found that the manufacturer of the wreath (Mosca Design) is highly recommended by other municipalities in reference to the quality of the product and reputation of the company. She explained to Council that the Town will receive a 33% discount if the wreaths are purchased before the end of February. Town's cost of the proposed for 21 wreaths totaled \$5,346.60.

Motion was made by Council member Williams, seconded by Council member Jablonski, and unanimously carried, approved to purchase 21 thirty-six inch pre-lit wreaths with the cost not to exceed \$5,600.

Public Works Manager Adam Lippard informed the Council that he miscounted the poles on the greenway therefore, 22 wreaths will be needed.

The above motion was amended by Council member Williams, seconded by Council member Jablonski approving to purchase 22 thirty-six inch pre-lit wreaths with the cost not to exceed \$5,700.

(Copied in full, quotes are filed on CD titled: "Town Board Supporting Documents" dated, February 9th, and February 12th, 2015 in CD Book #1 titled, "Town Board Supporting Documents")

ITEM 19. COMMENTS FROM MAYOR AND TOWN COUNCIL

Mayor Richardson commented that he, Town Manager Ann Bailie, and Council member Teross Young attended a rally in Statesville City Hall Lobby to deliver the Resolution approved tonight in support of North Carolina Historic Preservation Tax Credit Programs to North Carolina Secretary of Cultural Resources Susan Klutz. He further commented that he attended and spoke at the dedication service of a new church in Troutman “Kingdom of Life Ministries” on Sunday evening, February 8th.

Council member Young commented that he was pleased with the attendance at tonight’s meeting due to the special recognitions, and that he appreciated Pastor Punt for the words spoken in regards to the passing of South Iredell High School student Matthew Bailey. He asked that everyone continue to keep the Bailey family in their prayers. Council member Young advised Planning Director Martin that he will donate \$50 to the park on the gofundme.com site.

ITEM 20. COMMENTS FROM TOWN MANAGER, (Bailie)

Town Manager Ann Bailie advised the Council that Police Chief Selves’ mother fell yesterday and broke her hip. She underwent surgery today and the surgery went well.

Planning Director Erika Martin commented that the Troutman Business Council (TBC) is preparing for an active year in 2015.

- TBC Meeting on March 19th at Engineered Sintered Components. The time of the meeting has not been set.
- Downtown festival “Front Porch Fest” to be held on Wagner Street on May 2nd from 10am to 5pm. Sponsorship and vendor applications are now available and will be posted Monday online at Statesville Chamber of Commerce.
- Two parties in the park are scheduled. June 5th and August 21st from 5:30-8:30pm at Troutman ESC Park.

Town Manager Ann Bailie stated that nomination forms for Citizen of the Year were in the Council packets, and are available in the lobby. The deadline to turn in nominations is April 1st.

Town Manager Bailie informed the Council that the bid opening for the Weather Creek Sewer Project was today. The apparent low bid was submitted by Davis Grading in the amount of \$684,820.46. West Consultants is in the process of evaluating the bids and will submit a recommendation for award of the contract for consideration at the February 20th retreat.

ITEM 21. ADJOURNMENT

Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, the February 12, 2015 Town Council meeting was adjourned at 7:58 pm.

Elbert H. Richardson, Mayor

Kimberly H. Davis, Town Clerk