

**MINUTE BOOK XXIII, PAGES 43-50  
TROUTMAN TOWN BOARD REGULAR MEETING MINUTES  
APRIL 10, 2014**

The regular meeting of the Board of Aldermen for the Town of Troutman was held in the Troutman Town Hall, 400 North Eastway Drive, North Carolina on Thursday, April 10, 2014 at 7:00 p.m. with the Mayor Elbert H. Richardson's presiding.

Aldermen Present: Betty Jean Troutman, J.T. Jablonski, Sally P. Williams, W. Paul Henkel, Teross W. Young

Aldermen Absent: None

Staff Present: Town Clerk, Kimberly H. Davis; Finance Director, Steven H. Shealy; Planning Director, Erika G. Martin; Police Chief, Matthew A. Selves; Public Works Manager, Adam K. Lippard; Town Attorney, Gary W. Thomas

Press Present: James McNally, Statesville Record and Landmark  
David Vieser, Charlotte Observer

**a. MAYOR ELBERT H. RICHARDSON CALLED THE MEETING TO ORDER**

**b. MAYOR RICHARDSON WELCOMED VISITORS AND GUESTS**

In condolences of the death of Town Manger Ann Bailie's mother-in-law, Mayor Richardson asked that the family be kept in prayer.

**c. MOMENT OF SILENCE FOLLOWED BY THE PLEDGE OF ALLEGIANCE**

**d-h. APPROVAL OF REGULAR MEETING MINUTES OF REGULAR MEETING OF MARCH 13, 2014; CLOSED SESSION OF MARCH 13, 2014; ANNUAL PLANNING RETREAT OF MARCH 14, 2014; AGENDA BRIEFING OF MARCH 10, 2014; AND CALLED MEETING OF APRIL 02, 2014**

Upon motion by Alderman Williams, seconded by Alderman Young, and unanimously carried, Regular Meeting Minutes of March 13, 2014; Closed Session Minutes of March 13, 2014; Annual Planning Retreat Minutes of March 14, 2014; Agenda Briefing Minutes of March 10, 2014; and Called Meeting Minutes of April 02, 2014 were approved as submitted.

**i. ADJUSTMENTS TO THE AGENDA**

None

**j. APPROVAL OF AGENDA**

Upon motion by Alderman Henkel, seconded by Alderman Jablonski, and unanimously carried, agenda for the regular meeting of April 10, 2014 was approved as presented.

**k. BUSINESS SPOTLIGHT –Engineered Sintered Components (ESC),** *(Alderman Teross Young)*

Alderman Young spotlighted Engineered Sintered Components (ESC) whose facility is located behind Town Hall on Old Murdock Road and is one of the major suppliers of sintered metal components to the North American Automotive Industry. ESC along with their parent company Sumitomo Electric Sintered Alloys, have 10 facilities in 8 countries. ESC manufactures various products which include alloys, sprockets and pulleys. The company has a commitment to keep their employees and operations, and environment safe, and have been honored for 7 consecutive years for achieving the “Gold Award” by the Department of Labor for their safety record. Alderman Young highlighted that ESC is very proactive in the community. They have partnered with the Town donating land and resources to build Troutman’s 1<sup>st</sup> recreational park “Troutman ESC Park”. In touring ESC’s facility, Alderman Young stated that he was very impressed in the technology and with the company’s employees.

In addressing the Board, Ryu Goto, President; Jan Comer, VP of Human Resources; Marty Todd, VP of Operation; Ron Conklin, Quality Assurance Manager each expressed appreciation and thanks for the recognition and commented on the company’s relationship and long term commitment to the Town, the community and their employees.

**l. ANNOUNCEMENTS**

1. Independence Day Parade, *(Chuck Gallyon, Parade Committee Chairman)*

Mr. Chuck Gallyon, Independence Day Parade Chairman announced that the Town’s 10<sup>th</sup> Annual Independence Day Parade will be held on Saturday, June 28, 2014 at 11:00 a.m. The parade route will follow Main Street beginning at the Iredell County Fairgrounds and ending at Troutman Elementary School. Parade entry forms are available at Town Hall and on the Town’s website (no entry fee). This year’s parade will honor Afghanistan Veterans. He also commented that later in the day an Independence Day Festival will be held at the Fairgrounds with fireworks closing the events of the day. In efforts of recruitment, Mr. Gallyon stated that the next parade committee meeting will be held April 24, 2014 at 7:00 p.m. Mr. Gallyon thanked Mayor Richardson, Board of Aldermen, and town staff for their past and continued work and support of the parade.

2. Library Community Day, *(Julianne Moore, Troutman Library Branch Manager and Steve Rimmer, Friends of the Library)*

Mr. Steve Rimmer and Ms. Julianne Moore addressed the Board announcing that the 4<sup>th</sup> Anniversary of the J. Hoyt Hayes Memorial Library is May 25, 2014. Therefore, in order to promote the library, Friends of the Troutman Library will host a birthday celebration at the library on Saturday, May 31, 2014 from 10:00 a.m. until 4:00 p.m. Celebration festivities include: birthday cake, refreshments, live music, face painting, games, a magician, fire truck, book sale, and local authors will be on hand for book sales and signings. The library’s calendar events can be found through a link on the Iredell County website which promotes all Iredell County Library locations, and on Friends of the Library website.

**STANDING REPORTS:**

**ITEM 1. TROUTMAN ESC PARK MONTHLY UPDATE, (Carrie Harrison, Parks and Recreation Committee Chair)**

Ms. Carrie Harrison, Chair of the Parks and Recreation Committee presented the following Troutman ESC Park monthly update to the Board:

- 3rd Annual Troutman ESC Park Golf Tournament at Lakewood Golf Club in Statesville on Saturday, April 26th. Check-in starts at noon with a 1 pm shotgun start. There is a \$400 cash prize sponsored by ESC for the winning team and Triangle Insurance is sponsoring a \$10,000 hole-in-one. Fat Boys is catering the meal at the conclusion of the tournament. Registration is still open.
- McLelland Racing Team will host a 5K in Troutman on Tuesday, May 20, 2014. A portion of the proceeds will be donated to Troutman ESC Park. This is one of the many races in his summer racing series.
- Troutman ESC Park Birthday Celebration-Tuesday, May 13, 2014 at 5:30 p.m. in the Park in celebration of opening the playground, the parks first amenity. In hosting the event, Troutman Parks and Recreation Committee goal is to bring the community back together to enjoy the changes that have occurred since May 2013: Bermuda grass has been planted on the multipurpose field, paved walking trail, Rotary Club of Troutman completed the nature trail, and TYAA is practicing on the fescue fields. Dinner will be provided to the first 250 people. Dillon Construction and Williams Builders are providing hot dogs, Chick-fil-A of Mooresville, sandwiches. Wendy's of Troutman will provide tea and some side salads. ESC-cake and ice cream, Food Lion-balloons, and is working with their vendors to secure chips and juice boxes. Special friends will be present: the Chick-fil-A cow, Wendy, and Ronald McDonald.

Ms. Harrison asked the Board if a local vineyard would like to participate in the celebration, would it be permissible. She stated that the vineyard has not yet been approached with the idea to participate. Planning Director Erika Martin stated that Town policy states that alcohol is allowed in the park with Town Board permission. Alderman Henkel expressed concerns of alcohol consumption at a family event. A brief discussion was held concerning the vineyards participation being restricted to wine tasting.

\*Consensus of the Board: Before considering the request, the Board asked that Ms. Harrison approach the owners of the vineyard, and if interest in participating is expressed, bring a plan back to the Board for consideration.

(Copied in full, park financial report is filed on CD titled: "Town Board Supporting Documents" dated April 7<sup>th</sup> and 10<sup>th</sup>, 2014 in CD Book #1 titled, "Town Board Supporting Documents")

**NEW BUSINESS:**

**ITEM 2. PUBLIC HEARING FOR CLOSEOUT OF THE 2010 NC ECONOMIC RECOVERY SEWER PROJECT GRANT 10-C-2159 FOR GOODMAN ROAD PROJECT, (Alicia Broadway, Program Administrator, Benchmark CMR)**

a. Call for a Public Hearing

*Mayor Richardson opened the Public Hearing*

Ms. Alicia Broadway, Program Administrator stated that this Public Hearing is a requirement of the NC Department of Commerce's Division of Community Assistance in closing out the grant for the Goodman Road Sewer Project and to allow citizen comments related to the project. She explained that any comments have to be recorded in these minutes, and the minutes are required to be submitted as part of the closeout to the state by the

end of the month. Ms. Broadway summarized the project by stating that through the grant funding, citizens on Goodman Road were provided access to sanitary sewer. Income qualified residents were connected to the system, and other residents have the option to connect if they so desire. The Town expended \$455,889.85 including the cost of the advertisement for the closeout public hearing, which was within the budgeted amount of \$697,194. Ms. Broadway took the opportunity to comment that she was always honored to work with the Town of Troutman, and thanked Town staff and Town Board for the courtesy and helpfulness extended to her. Ms. Broadway concluded by opening the floor to questions from the Board and comments from the public.

No other comments were voiced.

*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)

**ITEM 3. MAJOR SITE PLAN: ADVANCE AUTO PARTS (SP-14-01)**, Located on the corner of North Main Street and Talley Street, *(Erika G. Martin, Planning Director)*

a. Call for a Public Hearing

*Mayor Richardson opened the Public Hearing*

Planning Director Erika Martin presented the Major Site Plan for Advance Auto Parts stating that the site plan received a variance from the Board of Adjustment to allow parking on the Talley Street side of the business. Sidewalks will be constructed and additional right-of-way dedicated along Highway 21 and Talley Street. The site plan received approval from the Technical Review Committee (TRC) for an alternative façade. The façade has fewer windows and no decorative cornices, but they added pilasters and color variations for both the Main Street and Talley Street sides. Auto parts stores are considered retail operations and allowed by right in the Central Business District; therefore, if the site plan meets the Unified Development Ordinance, the applicants are entitled to an approval. Ms. Martin concluded by informing the Board that there are engineering aspect of the plan still under review, but staff, the Technical Review Committee, and the Planning Board recommend approval of the Site Plan.

No others spoke for or against the site plan.

*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. Consider Approval of Site Plan for Advance Auto Parts (SP-14-01)

Upon motion by Alderman Young, seconded by Alderman Henkel, and unanimously carried, approved Advance Auto Parts Major Site Plan as recommended by staff and the Town's Planning and Zoning Board contingent upon conformance with the Town's Unified Development Ordinance (UDO).

c. Consider Adoption of Statement of Consistency

Alderman Young asked if moving of the drive further down Talley Street is included as part of the approval. Planning Director responded that the site plan meets the UDO whether moved or not, but NCDOT will not issue a permit until it meets state standards.

Upon motion by Alderman Henkel, seconded by Alderman Williams, and unanimously carried, approved Advance Auto Parts Major Site Plan is consistent with the Town plans, policies and the surrounding area particularly the Town's UDO contingent upon engineering comments being addressed.

(Copied in full, site plan, elevations, notice to adjacent property owners, public hearing notice, vicinity map is filed in SP-14-01 commercial file is filed on CD titled: "Town Board Supporting Documents" dated April 7<sup>th</sup> and 10<sup>th</sup>, 2014 in CD Book #1 titled, "Town Board Supporting Documents")

**ITEM 4. MAJOR/FINAL PLAT: FALL'S PARK SUBDIVISION (SD-14-01), Located off Morrison Farm Road, (Martin)**

a. Call for a Public Hearing

*Mayor Richardson opened the Public Hearing*

Planning Director Erika Martin presented the 38 lot subdivision located off of Morrison Farm Road stating that the 58 acre site is inside the Town limits and will be served by Town water. All lots are at least one acre; therefore, open space is not required. In addition, all lots will have access to existing public streets. No lights are proposed and sidewalks are not required in rural subdivisions. Therefore, the Town is not being asked to accept any open space, lighting, sidewalks, nor streets as part of this subdivision. The subdivision is not part of a conditional zoning district; therefore, there are no conditions to be reviewed and none can be added. Staff, the Technical Review Committee, and the Planning Board recommend approval of the subdivision.

Applicant, Mr. John Kindley was available to answer questions from the board and/or public.

Ms. Debbie Muddheke, Stillwater Road resident voiced concerns regarding an increase in traffic.

Planning Director Martin responded that because there are only 38 lots and 1 acre lots are to be developed instead of ½ acre lots, no traffic study is required.

Mr. John Woody, area resident, commented that he is not against development, and expressed concerns regarding drainage/runoff and erosion of cross pipes in the underground drainage system on Stillwater. Planning Director Martin advised that Stillwater is a state maintained road. He also commented regarding public safety and the need for sidewalks.

Ms. Cathy Mawhinney, Stillwater Road resident asked the time frame in which development is to begin. Mr. Kindley, developer responded development will begin around October of 2014.

Ms. Maria Haughton, Stillwater Road resident also voiced concerns regarding traffic safety and road conditions.

*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. Consider Approval of Major/Final Plat for Fall's Park Subdivision (SD-14-01)

Alderman Young urged the residents of Stillwater Road to voice traffic and road concerns to NCDOT since the roads in question are state owned roads.

Alderman Henkel asked Mr. Kindley, developer if he has a response regarding erosion control. Mr. Kindley responded by stating that as homes are built, every lot will have to go through Iredell County's Department of Erosion Control for an erosion control plan. Mr. John Woody, area resident stated that his concern is mainly with the drainage pipes. Planning Director Martin to relay Mr. Woody's concerns to NCDOT.

Upon motion by Alderman Williams, seconded by Alderman Henkel, and unanimously carried, Major/Final Plat for Fall's Park Subdivision was approved as presented.

c. Consider Adoption of Statement of Consistency

Upon motion by Alderman Henkel, seconded by Alderman Young, and unanimously carried, approved Fall's Park Subdivision Major/Final plat is consistent with adopted town plans, policies, and the surrounding area and the development meets the requirements of the Town's Unified Development Ordinance (UDO).

(Copied in full, plat, notice to adjacent property owners, public hearing notice, vicinity map is filed in SD-14-01 subdivision file and on CD titled: "Town Board Supporting Documents" dated April 7<sup>th</sup> and 10<sup>th</sup>, 2014 in CD Book #1 titled, "Town Board Supporting Documents")

**ITEM 5. APPROVAL TO ACCEPT LETTER OF INTENT FROM NC DENR FOR 0% INTEREST LOAN FOR WATER SYSTEM IMPROVEMENTS AND ROAD PATCHING, (Steven H. Shealy, Finance Director)**

Finance Director Steven H. Shealy stated that the 0% interest, 20 year loan offer was approved on April 1, 2014 by the Local Government Commission (LGC). The revolving loan, in the amount of \$812,000 would be used to replace approximately 580 aging water meters with up-to-date radio read meters. The funds would also be used to replace the waterline on Lytton Street and Goodman Road.

Upon motion by Alderman Troutman, seconded by Alderman Young, and unanimously carried, approved to authorize the Mayor or Town Manager to submit a written confirmation of interest form to NC DENR requesting the 0% interest, \$812,000 loan repayable over 20 years.

(Copied in full, letter of Intent, and Confirmation of Interest form is attached to and made part of these minutes, and is filed on CD titled: "Town Board Supporting Documents" dated March 10<sup>th</sup> and 13<sup>th</sup>, 2014 in CD Book #1 titled, "Town Board Supporting Documents")

**ITEM 6. NOMINATION AND SELECTION OF TOWN OF TROUTMAN CITIZEN OF THE YEAR, (Mayor Richardson)**

Mayor Richardson stated that the qualifications and eligibility for Citizen of the Year is to be a resident or business representative of the Troutman community and must not be employed by the Town of Troutman. Nominations must be submitted in writing using 400 words or less addressing community involvement and benefits to the community.

Alderman Young announced the nomination of the Rotary Club of Troutman by Ms. Ashley Cannon, reading the following narrative of why the nominee deserves to be the Town of Troutman “Citizen of Year”. In summary, the Rotary Club of Troutman was established in February 2009, Motto: “Service above self”. The club holds a variety of community fundraisers annually: 1) Breakfast with Santa-raising fund to purchase toys and gifts for needy children at Christmas; 2) Great Chili Cook off (held in conjunction with Mooresville and Statesville Rotary Clubs)-proceeds go to Barium Springs Home for Children, SCAN, My Sisters House, and scholarships for South Iredell High School; and 3) Oyster Roast (also held in conjunction with Mooresville and Statesville Rotary Clubs)-benefits are donated to the Dove House, Power Cross, and Habit for Humanity. Rotary Club of Troutman dedicated to the Troutman ESC Park, the parks nature trail by clearing and marking the trail, and installing benches. The club participated in Sprint into Spring 5K by hosting a candy station for the runners. Also, the Rotary Club partners each year with the Town and is responsible for the Troutman Independence Day Festival. Every member of the club continually donates their time and talents to help the citizens of Troutman and the surrounding community.

Mayor Richardson nominated Ms. Jan Comer, also giving a brief narrative regarding Ms. Comer’s contributions to the Town. In his narrative he attributed the reality of the Troutman ESC Park to Ms. Comer, Engineered Sintered Components (ESC) Vice President of Human Resources in negotiating with ESC to lease 25 acres to the Town for 25 years at \$1 per year, which appraise and matched the Town’s Parks and Recreation grant of \$500,000. She held the past position as Troutman Parks and Recreation Committee Chairman and has been actively involved in every fundraiser and event in and for the park.

Upon motion by Alderman Troutman, seconded by Alderman Jablonski, and unanimously carried, approved selection of Ms. Jan Comer as “Citizen of the Year”, and the Rotary Club of Troutman as the “Organization of the Year”.

#### **ITEM 7. COMMENTS FROM VISITORS AND GUESTS**

Mr. Donnie Wagner, Valleybrook Lane resident voiced complaints regarding people using the vacant lot on Valleybrook as a dumping site, and unsupervised neighborhood children

#### **ITEM 8. COMMENTS FROM MAYOR AND BOARD OF ALDERMEN**

Alderman Henkel addressed Parks and Recreation Committee Chair Carrie Harrison regarding his early remarks not to be misconstrued.

Alderman Troutman asked Planning Director Erika Martin if the Town could require developers to install sidewalks. Ms. Martin responded they could be required through a text amendment to the Town’s Unified Development Ordinance (UDO), but it is too late for Fall’s Park due to them being vested.

Alderman Young conveyed the wishes of Ms. Georgia Beam (Planning Board member) that memorials regarding the passing of husband Fred Beam be given to the Troutman ESC Park.

Mayor Richardson read aloud “thank you” notes to the Board and Town from Ms. Georgia Beam regarding the passing of her husband and from Ms. Jessie Conley, wife of Town Attorney Gary Thomas regarding the passing of her mother.

#### **ITEM 9. COMMENTS FROM TOWN STAFF**

None

**ITEM 10. ADJOURNMENT**

Upon motion by Alderman Young, seconded by Alderman Troutman, and unanimously carried, the April 10, 2014 Board of Aldermen meeting was adjourned at 8:25 p.m.

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Elbert H. Richardson, Mayor

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Kimberly H. Davis, Town Clerk

(\* Consensus of the Board

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STATE OF NORTH CAROLINA  
COUNTY OF IREDELL

CLERK'S CERTIFICATION

I, Kimberly H. Davis, Town Clerk of the Town of Troutman, North Carolina, do hereby certify that the above minutes is a true drafted copy of the Town of Troutman Governing Body which was held on the 10<sup>th</sup> day of April, 2014; completed minutes will be considered for approval by the Governing Board at their regularly scheduled meeting of May 8, 2014; and thereafter be on file in the office of the Town Clerk of Troutman, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of the Town of Troutman, North Carolina, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Town Clerk

(SEAL)