

**MINUTE BOOK XXX, PAGES 56-64
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
June 10, 2021**

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, June 10, 2021 at 7:00 p.m. with the Mayor Teross W. Young, Jr., presiding.

Councilmembers Present: W. Paul Henkel; Sally P. Williams; George W. Harris; Edward R. Nau; Felina L. Harris

Councilmembers Absent: None

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Steve Shealy, Finance Director; Gary Thomas, Town Attorney; Jonathan Wells, Interim Planning Director; Emily Watson, Parks & Recreation Director; Lt. Darrin Payne, Interim Police Chief; Michael Barker, IT

Press Present: None

I. MAYOR YOUNG CALLED THE MEETING TO ORDER

MAYOR YOUNG WELCOMED VISITORS AND GUESTS

INVOCATION – Delivered by Mayor Pro Tem Paul Henkel

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO AND APPROVAL OF THE AGENDA ()**

****Items 9 & 10** – Continuation of Public Hearings to the July 8th Town Council Meeting

****Additions:** Under Recognitions and Presentations, Introduction of Troutman New Patrol Officer Chad Trivitte; and add a Closed Session Pursuant to NCGS 143-318.11(a)(5) to discuss acquisition of property as new Item VII

Upon motion by Councilmember Sally Williams, seconded by Councilmember Paul Henkel, and unanimously carried, approved to amend the agenda by continuing the public hearing for voluntary annexation AX-21-01 for project named Winecoff Village as listed in Agenda Item 9 and continuing the public hearing for voluntary annexation AX-21-02 for project named Westmoreland Village as listed in Agenda Item 10 to the July 8, 2021 Troutman Town Council meeting along with an addition under Recognitions and Presentations to recognize Troutman's new Patrol Officer Chad Trivitte.

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved to amend the agenda with an addition of a Closed Session Pursuant to NCGS 143-318.11(a)(5) to discuss Acquisition of Property.

II. 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 1. Approval of Agenda Briefing Meeting Minutes of May 10, 2021

ITEM 2. Approval of Closed Session Meeting Minutes of May 10, 2021

ITEM 3. Approval of Budget Workshop Minutes of May 11, 2021

ITEM 4. Approval of Regular Meeting Minutes of May 13, 2021

ITEM 5. Approval of Building Elevations for Burger King

ITEM 6. Approval of Building Elevations for Lowes of Troutman

ITEM 7. Approval of 2020-2021 Year-End Budget Amendment

ITEM 8. Approval of First Amendment to the Interlocal Agreement Between the Town of Mooresville, the Town of Davidson, the Town of Troutman, the City of Statesville, and the County of Iredell, Creating the Lake Norman Regional Transportation Commission

Upon motion by Councilmember Sally Williams, seconded by Councilmember Eddie Nau, and unanimously carried, approved Consent Agenda as presented.

(Copied in full, budget amendment and interlocal agreement is filed with these minutes)

(Copied in full, building elevations, budget amendment and interlocal agreement is filed on CD titled: "Town Council Supporting Documents" dated June 7th and 10th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

III. RECOGNITION(S) AND PRESENTATION(S), (*Mayor Young*)

- ****Introduction of Troutman Police Officer Chad Trivitte**

Interim Police Chief Darrin Payne presented to Council an introduction of Troutman's newest Police Officer Chad Trivitte who was unable to attend due to illness. He stated that Officer Trivitte earned his Basic Law Enforcement Certification from Wilkes Community College in 2011 and began his career in law enforcement at Davie County Sheriff's Office where he worked for 6 1/2 years. Officer Trivitte has also worked part-time for 7 almost years for West Jefferson Police Department. In 2019 Officer Trivitte began working for Mocksville Police Department as Senior Officer and Patrol Supervisor until he accepted the position with Troutman. His home is in Davie County where he lives with his wife Jessica and 3 children-Ava (13), Braden (11), and Tucker (22 months).

- **Introduction of Troutman Police Department Detective Cameron Jones**

Interim Police Chief Darrin Payne introduced Troutman's new Investigator Cameron Jones He began his career in Law Enforcement in 2007 working for Iredell County Sheriff's Office as a Detention Center Officer working his way up to the position of Road Patrol Deputy and later transferred to Criminal Investigations Division (CID) in 2011 as Detective Sergeant. While in CID Jones was assigned to the homicide team and was certified as Hostage Negotiator. In October of 2016 Detective Jones left Iredell County Sheriff's Office accepting a position with Mocksville Police Department as a road patrol officer and later promoted to Investigator in 2019. Detective Jones lives in Wilkesboro with wife Christy and step-son Chace (14).

- **Recognition of Billy Jo Powell**

Mayor Young recognized Billy Jo Powell with a certificate of recognition for her lifelong dedication and service to the Troutman community. She was a supportive wife and mother during her late husband's tenure as Mayor for nearly 30 years. Ms. Powell has served her church through many capacities; delivered meals while offering a smiling face of encouragement during the COVID-19 Pandemic; and continues to take care of local homebound friends and neighbors.

Ms. Powell expressed sincere thanks and appreciation in receiving the recognition. Ms. Powell's daughter Jo Boggs also expressed her appreciation for Council's recognition of her mother who will be 97 in September; to her Ms. Powell is the face of Troutman. She also commented that it is an honor for her and her family to be in the Loren Q. Powell Board Room that is named after her father who dedicated his life to Troutman.

(Copied in full, certificate is filed on CD titled: "Town Council Supporting Documents" dated June 7th and 10th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

- **Recognition of Sherri Saunders**

Mayor Young recognized Sherri Saunders (known as Ms. Sherri within the walls of Troutman Elementary School) with a certificate of recognition for her love, compassion and dedication in supporting the children and youth in our community through work, local scouting and athletics. Mrs. Saunders was instrumental in assisting with community outreach programs to guarantee that children were provided adequate nutrition during the COVID-19 Pandemic and for having a positive impact and exuded great efforts to ensure that these and all children feel a sense of belonging and self-worth.

Ms. Saunders expressed heartfelt appreciation and thanks for the recognition commenting that this last year has been a very difficult year and was one that no one could have foreseen.

(Copied in full, certificate is filed on CD titled: "Town Council Supporting Documents" dated June 7th and 10th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

Mayor Young thanked Ms. Powell and Ms. Saunders for their contributions to the Town and the community. In having worked in the school system, Councilmember Sally Williams commended Ms. Saunders and all school cafeteria workers on the job they do

IV. PUBLIC COMMENTS

The public is invited to address the Town Council with comments or concerns. Public comment is limited to three (3) minutes per individual. Speakers are required to sign in at the podium and are required to adhere to Town Policy #51 Titled: "*Policy Governing Comments from the Public at Town Meetings*". Public comments can be received by mail at 400 N. Eastway Drive, Troutman NC 28166, live stream chat of no more than 350 words, or email kdavis@troutmannnc.gov (emails can be received up to 5:00 pm the day of the meeting).

- Citizen Mary Starks addressed Council voicing the following three (3) issues:
 - . Asked for an update regarding the status of the proposed sidewalk on Talley Street;
 - . What needs to be done to get a traffic light/signal at Talley Street and Highway 21;
 - . Expressed a concern that she was advised by a Troutman Police Officer that Troutman does not patrol their church (Zion Wesley) because the church is not in the city limits.

In regards to the sidewalk on Talley Street Town Manager Wyatt explained that the project has been delayed due to NCDOT's shortfall in funding and due to the lack of an in-house project manager. The town and state have recently signed-off to authorize him (Town Manager) as the project manager and the project can now proceed forward. He addressed Ms. Starks request for a traffic light stating that numerous request have been made to DOT for lights to be installed in various sections of town explaining the process of how NCDOT determines when and where they will be installed and a traffic analysis has been completed but the Town has not received the results. He stated that a developer paid for the traffic light that was installed at Hill Haven and US Hwy 21. In addressing the church issue Town Manager Wyatt stated that he is not familiar with the church but he will check into her concern.

- There were no live stream comments or comments via email received.

V. NEW BUSINESS:

~~Item 09. Annexation Request AX 21-01 (Contiguous) Project Name: Winecoff Village, Applicant: Peggy Jolly; 34.69 (+/-) acres; PIN(s) 4741261714, 4741164796, 4741164993; (Winecoff Street)
a. Hold Public Hearing~~**

~~**Item 10. Annexation Request AX-21-02 (Non-Contiguous) Project Name: Westmoreland Village; Applicant: Brenda Sigmon; 113.44(+/-) acres; PIN(s) 4750608076; (380 Westmoreland Road)~~
~~a. Hold Public Hearing~~

Item 11. Annexation Request AX-21-03 (Contiguous) Applicant: Walmart Fulfillment Services, LLC; 3.68(+/-) acres; PIN(s) 4792042767; (386 Murdock Road), (Jonathan Wells, Interim Planning Director)

a. Call for a Public Hearing

Mayor Young Opens the Public Hearing

Interim Planning Director Jonathan Wells presented annexation request AX-21-03 stating that the subject property is a relatively small corner of the Walmart Fulfillment Services located at 386 Murdock Road. It became apparent to staff that the property was not inside the corporate limits at which point Mr. Wells contacted the property owner to submit an annexation petition. The petition has been determined sufficient and complete.

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

Mayor Young Closes the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 04-21 Titled: "An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)"

Upon motion by Councilmember Paul Henkel, seconded by Councilmember George Harris, and unanimously carried, approved Ordinance 04-21 Titled: "An Ordinance to Extend the Corporate Limits of the Town of Troutman, North Carolina (Contiguous)"

(Copied in full, Ordinance 04-21 is filed in Ordinance Book 9, Pages 6-7)

(Copied in full, Ordinance 04-21 and public hearing notice is filed with these minutes and is filed with the annexation petition, location map on CD titled: "Town Council Supporting Documents" dated June 7th and 10th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

Item 12. Rezoning Request (RZ-21-01) Applicant(s): Dakota Lineberger/Sue Rogers; 0.63 acres located on South Eastway Drive; PIN(s) 4741058046, 4741058013 to Rezone from Heavy Industrial (HI) to Highway Business (HB), (Wells)

a. Call for a Public Hearing

Mayor Young Opens the Public Hearing

Interim Planning Director Jonathan Wells presented rezoning request RZ-21-01 stating that the subject property (.63 acres) is vacant and located on the south side of Eastway Drive near the intersection of Winecoff Street. The request is to rezone from Heavy Industrial to Highway Business. Property to the north is zoned Town Residential; property to the east is zoned Heavy Industrial; property to the south is zoned Highway Business; and property to the west is zoned Highway Business and Heavy Industrial. This proposed request is a down-zoning from Heavy Industrial to Highway Business represents a decrease in land use intensification. The change may be viewed as being in closer alignment with Town's Future Land Use Map. The Planning and Zoning Board unanimously voted to recommend approval of the rezoning request. Mr. Wells advised Council to take into consideration all uses permitted by right in the Highway Business district.

Councilmember Sally Williams asked applicant Dakota Lineberger if he is planning to build a garage for auto repair/body work on the property. Mr. Lineberger responded yes, but it will be for personal use for his car lot adjacent to the subject property that fronts on US Hwy 21. He explained that rezoning to Highway Business will lessen the setbacks allowing him to build.

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

Mayor Young Closes the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 03-21 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Heavy Industrial (HI) To Highway Business (HB)”

Upon motion by Councilmember Eddie Nau, seconded by Councilmember Paul Henkel, and unanimously carried, approved Ordinance 03-21 Titled: “An Ordinance Changing the Zoning Classification of the After Described Property from Heavy Industrial (HI) to Highway Business (HB)”

c. Adoption of Statement of Consistency

Upon motion by Councilmember George Harris, seconded by Councilmember Eddie Nau, and unanimously carried, approved that rezoning RZ-21-01 is consistent with the 2035 the Future Land Use Map to allow appropriate community serving commercial development at this location. The request is consistent with the currently adopted Unified Development Ordinance. The request is reasonable and in the public interest as it proposes to allow commercial development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 03-21 is filed in Ordinance Book 9, Page 5)

(Copied in full, Ordinance 03-21 and public hearing notice is filed with these minutes and is filed with the staff report, rezoning application, location map, current zoning map, future land use map, certificate of action taken by P&Z Board, adjacent property owners notification on CD titled: “Town Council Supporting Documents” dated June 7th and 10th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

Item 13. Proposed FY 2021-22 Town of Troutman Budget, (Ronald Wyatt, Town Manager)

a. Call for Public Hearing

Mayor Young Opened the Public Hearing

Finance Director Steve Shealy stated that changes were made to the proposed budget as suggested at Council’s Budget Workshop. It has been advertised and made available to the public for the required 10 days for public inspection.

Budget Officer/Town Manager Ron Wyatt presented the 2021-2022 Budget Message stating that the budget is not just a collection of numbers, but an expression of our values and aspirations and he is pleased to work with such and awesome group of employees that understand small town way of life and wear multiple hats doing more than just their assigned job duties to ensure Troutman is the best place to live, work and play. In presenting a balanced budget he shared that this budget has an increase of 9.12% over last year’s budget with no proposed increase in the tax rate (currently .52 cents per \$100 of tax evaluation) nor water and sewer increase. Town Manager Wyatt stated that the Town continues to benefit from unprecedented growth residentially and commercially but are aware of

future demands that it places on staff. He pointed out that there were many factors that impacted the budget such as Covid-19, infrastructure needs that are necessary to handle current and upcoming growth, additions of staff and police (part-time and full time), Public Works equipment needs, purchase of 2 new police department vehicles and radar trailer, and continued growth and maintenance of the park and greenway system. The Town is planning for the growth by adding properties that may become the new Town Hall location. This budget allows the Town to continue serving our citizens appropriately and confirms our values and aspirations.

Councilmember George Harris commented that it seems like great improvements/growth have been made in each department and the Town is able to keep tax rate the same. Offered thanks to staff commenting "great job".

Mayor Young asked Finance Director Shealy how the Town's tax rate compares with surrounding areas. Mr. Shealy responded that he thinks Troutman is very similar to the county's tax rate but he is not familiar with Statesville and Mooresville. Town Manager Wyatt stated that Troutman's tax rate is lower than Statesville which is .55 cents per \$100.

Councilmember Henkel noted that Statesville went up on their water and sewer rates where Troutman was able to remain the same.

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

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 05-21 Titled: "Town Of Troutman FY 2021-22 Budget Ordinance"

Upon motion by Councilmember Sally Williams, seconded by Councilmember Felina Harris, and unanimously carried, approved adoption of Ordinance 05-21 Titled: "Town of Troutman FY 2021-22 Budget Ordinance".

(Copied in full, Ordinance 05-21 is filed in Ordinance Book 9, Pages 8-11)

(Copied in full, Ordinance 05-21, Budget Message and public hearing notice is filed with these minutes and is filed on CD titled: "Town Council Supporting Documents" dated June 7th and 10th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

VI. ELECTED OFFICIALS / STAFF REPORTS AND COMMENTS

Town Council

Councilmember George Harris

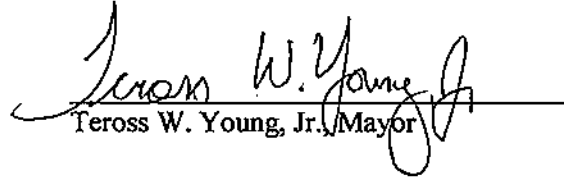
- Recognized Interim Police Chief Payne commenting that the department stands out in doing a great job.
- Congratulated Town Manager Wyatt on his interview with Iredell Free News regarding the budget stating it was an outstanding job.
- Commented there are outstanding citizens in the Town making it an honor for him to be a citizen.

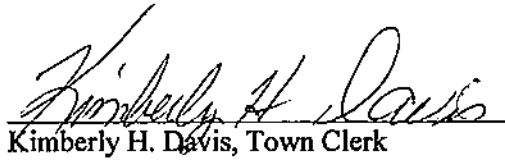
Councilmember Felina Harris

- Commented that she is grateful of the two citizen recognitions tonight. Troutman has great citizens and she is proud to be in this small town.
- Addressed Ms. Starks stating she has information regarding Talley Street and she will keep her updated.

VIII. ADJOURNMENT

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved to adjourn the June 10, 2021 Town Council meeting at 9:08 p.m.


Teross W. Young, Jr., Mayor


Kimberly H. Davis, Town Clerk

(**) Adjustments to the Agenda

